

DECLARATION OF ANNEXATION
[Sedona Hills Phase 3]

00748706 Bk 1445 Pg 1149
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2002 JAN 08 10:48 AM FEE \$14.00 BY KO
FOR: SOUTHERN UTAH TITLE CO

This Declaration of Annexation is prepared pursuant to Article 11 of the Declaration of Covenants Conditions and Restrictions of Sedona Hills which was recorded April 2, 2001, as Entry No. 716490, in Book 1402, at Pages 974 et. seq., records of the Washington County Recorder.

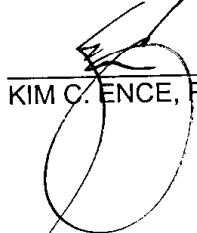
Declarant desires to annex the following described property as a part of, and it is Declarant's intention that the property shall be subject to, the Declaration of Covenants Conditions and Restrictions of Sedona Hills referred to above:

SEE EXHIBIT "A" THAT IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS
REFERENCE

Any required approvals or consents have been given.


IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has
hereunto set its hand this 10th day of July, 2001.

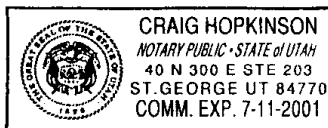
DECLARANT,
Ence Bros. Construction, Inc.,


KIM C. ENCE, President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 10th day of July, 2001, before me personally appeared **Kim C. Ence** whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the president of Ence Bros. Construction, Inc. a corporation, and that the foregoing document was signed by him on behalf of that corporation by authority of its bylaws or of a resolution of its board of directors, and he acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.


NOTARY PUBLIC
Address: St. George, UT
My Commission Expires: 7-11-2001



00748706 Bk 1445 Pg 1150

File No. 94452

EXHIBIT "A" - LEGAL DESCRIPTIONPROOFREAD ☒

Beginning at the East Quarter Corner of Section 14, Township 42 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 1°09'20" East along the Section Line, 501.53 feet to a point on the Southerly Right-of-Way Line of Snow Canyon Parkway, according to the Road Dedication Plat thereof, Records of Washington County; thence along said right-of-way the following Three (3) courses: South 81°11'52" West, 188.33 feet to a point on a 2540.00 foot radius curve to the right; thence Westerly along the arc of said curve through a central angle of 12°18'46", a distance of 545.84 feet; thence North 86°29'22" West, 47.22 feet to a point on the Northeasterly Corner of SEDONA HILLS SUBDIVISION PHASE 1, according to the Official Plat thereof, Records of Washington County; thence along the Easterly Boundary of said SEDONA HILLS PHASE 1, the following Nine (9) courses: South 3°30'38" West, 179.98 feet; thence South 44°20'15" East, 62.52 feet; thence South 45°39'45" West, 1.45 feet; thence South 44°20'15" East, 17.50 feet to a point on a 25.00 foot radius curve to the left, the radius point of which bears South 44°20'15" East; thence Southwesterly and Southeasterly along the arc of said curve through a central angle of 91°51'45", a distance of 40.08 feet; thence South 45°39'45" West, 17.57 feet; thence North 44°20'15" West, 3.02 feet; thence South 45°39'45" West, 82.37 feet; thence South 00°52'30" West, 96.67 feet to the Southeasterly Corner of said SEDONA HILLS PHASE 1, said point also being on the Center Section Line of said Section 14; thence South 89°07'29" East along said Center Section Line, 798.47 feet to the point of beginning.

* * *

CONSENT

Consent is hereby given to the recording of the foregoing Declaration of Annexation and to the Owner's Dedication contained in the Plat recorded herewith.

Far West Bank

Dated: 6-12-01

By Randy W. Stone
Its Branch mgr.

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 12 day of June, 2001, before me personally appeared Randy W. Stone whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the Branch Manager of Far West Bank, a corporation, and that the foregoing document was signed by him/her on behalf of that corporation by authority of its bylaws or of a resolution of its board of directors, and he/she acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.

Alison Park
NOTARY PUBLIC
Address: St. George Ut
My Commission Expires: 2-7-02

