

**SECOND AMENDMENT TO  
DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS OF  
SPRINGFIELD ESTATES, PHASES I, II, III, IV & V  
A Planned Residential Development**

Declarant, and the Springfield Estates Homeowners Association (pursuant to authority granted by its owners by written consent), hereby amend the Declaration of Covenants, Conditions & Restrictions of Springfield Estates dated July 6, 1994, recorded July 18, 1994, as Entry No. 473302, Book 835, Pages 836-864 of Official Washington County records, as supplemented and amended thereafter of record. Said Declaration is therefore hereby amended in the following particulars:

1. Expansion of Declarant's Right to Amend. For a period of two (2) years from the date hereof, the Declarant's right to amend to add additional phases into the Springfield Estates Planned Residential Development, originally found at paragraph \_\_ of the Declaration, is hereby expanded and limited. This right shall be limited to the addition of Phase V of the Project, which is legally described at Exhibit B hereto. Accordingly, Declarant shall have the same rights as originally accorded by Article XI of the original Declaration, but limited to the addition of the one Phase referred to at Exhibit B.

2. This Amendment shall additionally apply to the following described real property located in Washington County, Utah:

(See Exhibit A attached hereto – Phases I, II, III & IV)

3. The Springfield Estates Homeowners Association states that this Amendment is being made pursuant to paragraphs 3 and 4, Article XII of said Declaration, which allows such amendments by appropriate consent of the lot owners. The Association



Phase I Description

All that portion of Section 23, Township 42 South, Range 16 West, Salt Lake Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 23; thence N 00°45'04" W. 1334.80 feet along the West Section line to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 23; thence N 89°33'06" E. 264.00 feet along the 16th line to the Point of Beginning; thence N 89°33'06" E. 329.98 feet along the 16th line to the West right-of-way line of Existing Dixie Downs Road on file at the Washington County Recorder's Office Record #249075; thence S 33°55'47" E. 317.47 feet along said West right-of-way line; thence S 56°04'13" W. 119.00 feet; thence N 33°55'47" W. 2.59 feet; thence S 56°04'13" W. 102.81 feet; thence S 89°13'44" W. 160.32 feet; thence N 86°21'03" W. 40.76 feet; thence S 03°38'57" W. 14.20 feet; thence N 86°21'03" W. 114.93 feet; thence N 00°45'04" W. 388.94 feet to the point of beginning. Containing 3.688 acres

The basis of bearing is North 00°45'04" West from the Southwest corner of Section 23, Township 42 South, Range 16 West, to the West 1/4 corner of said Section as per the Dixie Downs Road Dedication Plat on file at the Washington County Recorder's Office.

Phase II Description

00790776 Bk 1502 Pg 1963

All that portion of Section 23, Township 42 South, Range 16 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southwest Corner of said Section 23; thence N. 00°45'04" W. 947.93 feet along the West Section line; thence East, 264.02 feet to the Southwest corner of "Springfield Townhomes - Phase I," the Point of Beginning; thence the following (7) courses and distances along the South Boundary of said Phase I; S. 86°21'03" E. 114.93 feet; N. 03°38'57" E. 14.20 feet; S. 86°21'03" E. 40.76 feet; N. 89°13'44" E. 160.32 feet; N. 56°04'13" E. 102.81 feet; S. 33°55'47" E. 2.59 feet; N. 56°04'13" E. 119.00 feet to the West right-of-way line of existing Dixie Downs Road on file at the Washington County Recorder's Office, Record #249075; thence S. 33°55'47" E. 185.01 feet along said West right-of-way line; thence S. 56°04'13" W. 84.99 feet; thence S. 33°55'47" E. 5.64 feet; thence S. 56°04'13" W. 34.00 feet; thence S. 58°09'07" W. 158.12 feet; thence S. 89°13'44" W. 295.65 feet; thence N. 00°46'16" W. 0.45 feet; thence S. 89°13'44" W. 77.40 feet; thence N. 00°45'04" W. 184.55 feet to the Point of Beginning. Containing 2.546 acres.

The basis of bearing is North 00°45'04" West from the Southwest corner of Section 23, Township 42 South, Range 16 West, to the West corner of said Section, as per the Dixie Downs Road Dedication Plat on file at the Washington County Recorder's Office.

Phase III - Description

All that portion of Section 23, Township 42 South, Range 16 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southwest corner of said Section 23; thence N. 00°45'04" W. 763.38 feet along the West Section line; thence East, 264.02 feet to the Southwest corner of "Springfield Townhomes - Phase II," the Point of Beginning;

Thence the following seven (7) courses and distances along the South boundary of said Phase II:

- N. 89°13'44" E. 77.40 feet;
- S. 00°46'16" E. 0.45 feet;
- N. 89°13'44" E. 295.65 feet;
- N. 58°09'07" E. 158.12 feet;
- N. 56°04'13" E. 34.00 feet;
- N. 33°55'47" W. 5.64 feet;
- N. 56°04'13" E. 84.99 feet to the West right-of-way line of existing Dixie Downs Road on file at the Washington County Recorder's Office, Record #249075;

00790776 Bk 1302 Pg 1964

Thence S. 33°55'47" E. 61.99 feet along said West right-of-way line to a 850.11 foot radius curve to the right;

Thence 263.77 feet along the arc of said curve through a central angle of 17°46'39" (Chord: S. 25°02'27" E. 262.71 feet);

- Thence S. 73°50'51" W. 198.99 feet;
- Thence N. 15°36'37" W. 45.15 feet;
- Thence S. 69°53'03" W. 124.50 feet;
- Thence S. 89°13'44" W. 348.60 feet;
- Thence N. 00°46'16" W. 10.79 feet;
- Thence S. 89°13'44" W. 77.46 feet;
- Thence N. 00°45'04" W. 180.00 feet to the Point of Beginning.

Containing 3.56 acres

The basis of bearing is North 00°45'04" West from the Southwest corner of Section 23, Township 42 South, Range 16 West, to the West corner of said Section. As per the Dixie Downs Road Dedication Plat on file at the Washington County Recorder's Office.

**SPRINGFIELD TOWNHOMES - PHASE IV**  
**BOUNDARY DESCRIPTION**

ALL THAT PORTION OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 00°45'04" W, 583.38 FEET ALONG THE WEST SECTION LINE; THENCE EAST, 264.02 FEET TO THE SOUTHWEST CORNER OF "SPRINGFIELD TOWNHOMES - PHASE III," AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING (6) COURSES AND DISTANCES ALONG THE SOUTH BOUNDARY OF SAID PHASE III.

- THENCE N 89°13'44" E 77.46 FEET;
- THENCE S 00°46'16" E 10.79 FEET;
- THENCE N 89°13'44" E 348.60 FEET;
- THENCE N 69°53'03" E 124.50 FEET;
- THENCE S 15°36'37" E 45.15 FEET;
- THENCE N 73°50'51" E 198.99 FEET ALONG A RADIAL LINE TO A POINT ON A 850.11 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EXISTING DIXIE DOWNS ROAD AS SHOWN ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE, RECORD #249075;
- THENCE SOUTHERLY 200.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'32" AND ALONG SAID WEST RIGHT-OF-WAY LINE;
- THENCE S 87°01'12" W 85.00 FEET;
- THENCE S 02°20'40" E 6.13 FEET;
- THENCE S 87°31'12" W 34.00 FEET;
- THENCE S 80°23'13" W 211.11 FEET;
- THENCE S 89°13'44" W 182.31 FEET;
- THENCE S 44°38'44" W 130.30 FEET;
- THENCE N 45°01'22" W 33.48 FEET;
- THENCE S 44°58'44" W 81.24 FEET;
- THENCE N 40°58'43" W 79.52 FEET;
- THENCE N 40°09'49" W 64.81 FEET;
- THENCE N 00°44'57" W 213.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.789 ACRES MORE OR LESS.

THE BASIS OF BEARING IS NORTH 00°45'04" WEST FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 16 WEST, TO THE WEST 1/4 CORNER OF SAID SECTION. AS PER THE DIXIE DOWNS ROAD DEDICATION PLAT ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE.



# ALPHA ENGINEERING COMPANY

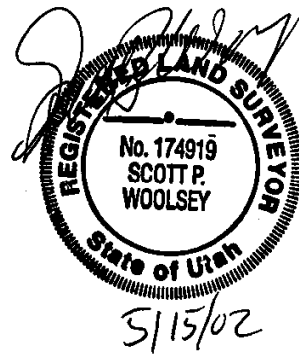
148 East Tabernacle, St. George, UT 84770 • (435) 628-6500 • Fax: (435) 628-6553

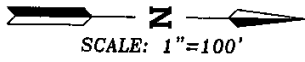
LEGAL DESCRIPTIONS FOR  
PHASE 5 OF  
SPRINGFIELD TOWNHOMES  
(May 15, 2002)

00790776 Bk 1502 Pg 1965

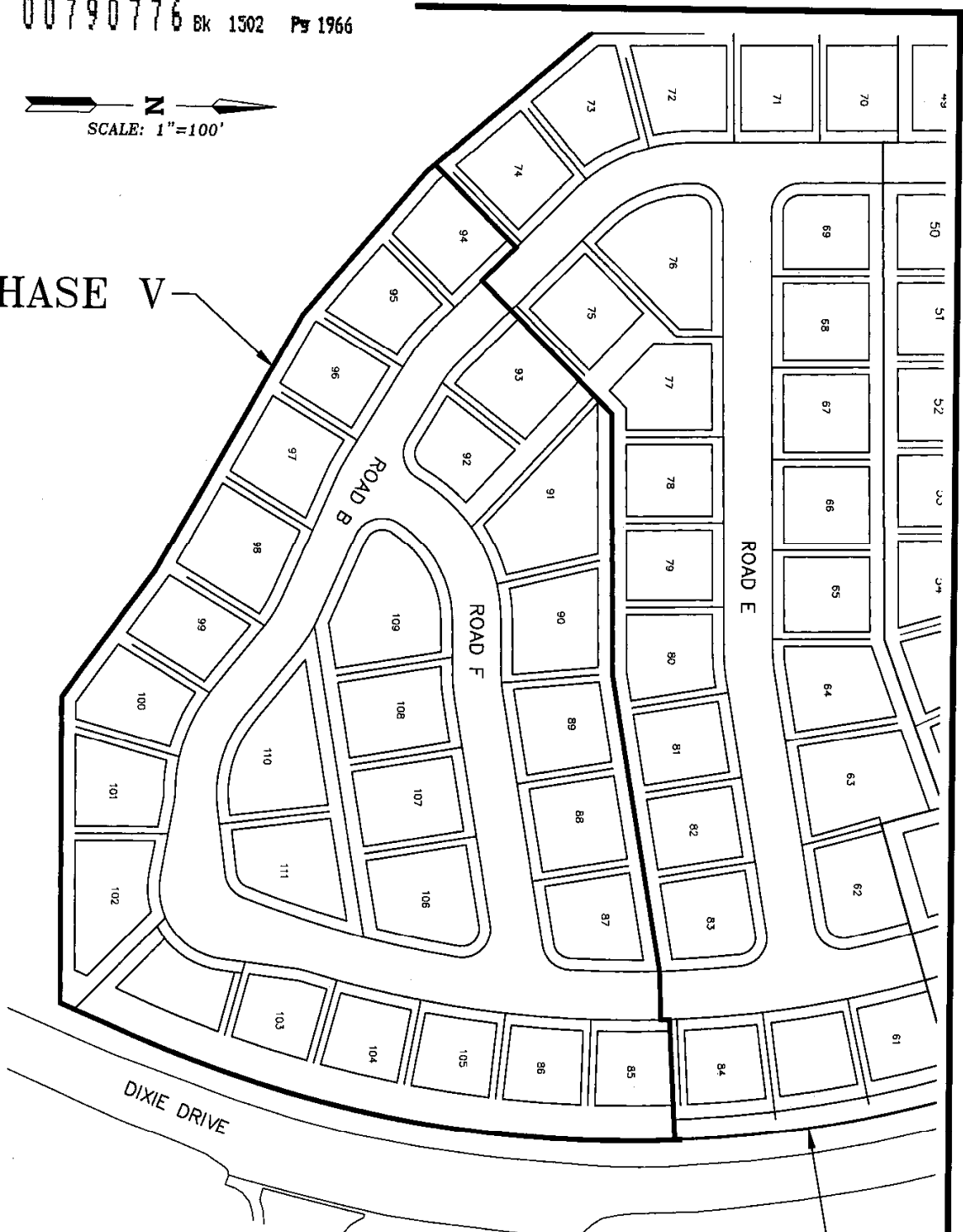
Commencing at the Southwest Corner of Section 23, Township 42 South, Range 16 West, Salt Lake Base & Meridian;  
Thence North 00°45'04" West along the Section line 260.22 feet;  
Thence East 356.53 feet to the Point of Beginning, said point being the most Southerly corner of Lot 74, Springfield Estates Phase 4, according to the Official Plat thereof, filed with the Washington County Recorders, Office; ( the following (8) eight courses along the southerly boundary line of said Plat)  
Thence North 44°58'44" East, a distance of 81.24 feet;  
Thence South 45°01'22" East, a distance of 33.49 feet;  
Thence North 44°58'44" East, a distance of 130.30 feet;  
Thence North 89°13'44" East, a distance of 182.31 feet;  
Thence North 80°23'14" East, a distance of 211.11 feet;  
Thence North 87°51'12" East, a distance of 34.00 feet;  
Thence North 02°20'40" West, a distance of 6.13 feet;  
Thence North 87°01'12" East, a distance of 85.00 feet to a point on the Westerly right-of-way line of Dixie Drive, said point being the point of curvature of a non tangent curve to the right, of which the radius point lies South 87°21'23" West, a radial distance of 850.11 feet; thence southerly along the arc of said curve, and said Westerly right-of-way line, through a central angle of 26°10'49", a distance of 388.44 feet;  
Thence South 23°32'20" West, along said Westerly right-of-way line, a distance of 55.80 feet, to a point on the south line of said Section 23;  
Thence leaving said Westerly right-of-way line and running South 89°38'43" West, along said Southerly Section line a distance of 214.40 feet;  
Thence North 54°18'34" West, a distance of 109.01 feet;  
Thence North 60°45'36" West, a distance of 207.38 feet;  
Thence North 49°57'33" West, a distance of 132.58 feet;  
Thence North 40°58'43" West, a distance of 7.28 feet to the **Point of Beginning**.

Containing: 4.61 acres, more or less.





PHASE V



PHASE IV

SPRINGFIELD TOWNHOMES  
PHASE V

SCALE-1"=100'

FILENAME- 075-08-811

*ALPHA*  
ENGINEERING

148 E. TABERNACLE, ST. GEORGE, UT 84770  
Telephone: (435) 628-8500