

3/14



When recorded, return to:

Fossil Hills, LLC
180 N. University Ave, Ste 260
Provo, Utah 84601

**DECLARATION OF ANNEXATION
[The Cottages at Fossil Hills, Phases 4 and 5]**

Fossil Hills, LLC, as declarant pursuant to an Assignment of Declarant's Rights duly recorded April 9 2014, at DOC ID 20140010437 records of Washington County, Utah, hereby files this Declaration of Annexation pursuant to Section 15.2 of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions of The Cottages at Fossil Hills that was recorded in the Office of the Washington County Recorder on December 13, 2006, as Document No. 20060057875 (the "Declaration").

Declarant desires to and does hereby annex the following described real property into the residential community known as The Cottages at Fossil Hills:

Phase 4 Boundary Description:

Beginning at a point South 01°11'17" West 808.72 feet along the Section Line and West 1066.89 feet from the Northeast corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point being on the South line of "Cottages at Fossil Hills P.U.D. Phase 3" as filed in the office of the Washington County Recorder as Entry #20080001221 and running thence South 41°20'57" West 39.98 feet; thence South 37°01'14" West 262.78 feet; thence South 83°42'27" West 219.85 feet; thence South 64°44'48" West 105.89 feet; thence North 17°21'45" West 85.31 feet; thence South 72°39'48" West 6.18 feet; thence North 17°20'12" West 30.96 feet; thence North 72°38'15" East 100.70 feet; thence North 17°21'45" West 113.99 feet; thence North 72°38'15" East 104.61 feet; thence North 45°33'54" East 25.07 feet to a point on the Southerly boundary of "The Cottages at Fossil Hills P.U.D. Phase 3" as filed in the office of the Washington County Recorder as Entry #20080001221; thence along said boundary the following (4) courses: South 51°26'26" East 13.51 feet; thence South 86°01'57" East 19.66 feet; thence South 81°49'20" East 61.41 feet; thence North 83°27'01" East 270.46 feet to the point of beginning.

EXCEPTING and reserving to the State of Utah all coal, oil and gas and other mineral deposits with the right to mine and remove such deposits, as evidenced in that certain Patent No. 19899, recorded March 30, 2006, as Entry No. 20060011121 of official records.

(SG-5-3-17-110)

Phase 5 Boundary Description:

Beginning at a point South 01°11'17" West 821.07 feet along the Section Line and West 1426.29 feet from the Northeast corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point being on the South line of "Cottages at Fossil Hills P.U.D. Phase 3" as filed in the office of the Washington County Recorder as Entry #20080001221 and running thence South 45°33'54" West 25.07 feet; thence South 72°38'15" West 104.61 feet; thence South 17°21'45" East 113.99 feet; thence South 72°38'15" West 100.70 feet; thence South 17°20'12" East 30.96 feet; thence North 72°39'48" East 6.18 feet; thence South 17°21'45" East 85.31 feet; thence South 64°44'48" West 65.68 feet; thence South 84°54'45" West 125.10 feet to a point on the East right-of-way line of River Road as filed in the office of the Washington County Recorder as Entry No. 739831; thence North 01°49'25" West 417.07 feet along said East right-of-way line to the Southwest corner of "The Cottages at Fossil Hills P.U.D. Phase 1" as filed in the office of the Washington County Recorder as Entry No. 20060038917; thence along said Southerly Boundary the following (5) courses: North 89°01'20" East 88.08 feet to the point of curvature of a 1809.50 foot radius curve to the left, radius point bears North 89°13'54" West; thence Northerly 2.52 feet along the arc of said curve through a central angle of 00°04'47"; thence South 89°18'41" East 63.00 feet to the point of curvature of a 1872.50 foot radius curve to the left, radius point bears North 89°18'42" West; thence Northerly 17.11 feet along the arc of said curve through a central angle of 00°31'25"; thence South 87°38'34" East 116.04 feet to a point on the boundary of "The Cottages at Fossil Hills P.U.D. Phase 3" as filed in the office of the Washington County recorder as Entry No. 20080001221; thence along said boundary the following (4) courses: South 40°10'09" East 22.84 feet; thence South 76°45'53" East 24.41 feet; thence South 17°20'12" East 68.22 feet; thence South 51°26'26" East 13.51 feet to the point of beginning.

EXCEPTING and reserving to the State of Utah all coal, oil and gas and other mineral deposits with the right to mine and remove such deposits, as evidenced in that certain Patent No. 19899, recorded March 30, 2006, as Entry No. 20060011121 of official records.

(SG-5-3-17-110)

The Property shall be subject to the Declaration referred to above, including any amendments and annexations thereto, and to the plat of the Cottages at Fossil Hills P.U.D. Phase 4, and the plat of the Cottages at Fossil Hills P.U.D. Phase 5, that are recorded herewith. Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand this 31 day of March, 2014.

DECLARANT:

Fossil Hills, LLC
a Utah limited liability company

By 
Mark Hampton, Manager

STATE OF UTAH)
)
) :ss
COUNTY OF ~~WASHINGTON~~)
 Salt Lake)

The foregoing instrument was acknowledged before me this 3 day of March, 2014, by Mark Hampton, a Manager of Fossil Hills, LLC, a Utah limited liability company.



Notary Public

SEAL:

