

CCR Annexation Page 1 of 3
Russell Shirts Washington County Recorder
09/12/2017 08:58:29 AM Fee \$0.00 By STATE
OF UTAH SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

When recorded return to:

Utah School and Institutional
Trust Lands Administration
Ms. Alexa Wilson
675 East 500 South, Suite 500
Salt Lake City, Utah 84102

**TRACT DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Tract Declaration is made effective January 1, 2017, by **THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION**, hereinafter referred to as the "**Declarant**."

WHEREAS Declarant is the owner of that certain real property located in Washington City, Washington County, Utah described in **Exhibit A** hereto (the "**Annexation Property**"), which Annexation Property is part of one or more "**Neighborhoods**" of Sienna Hills, a Planned Community Development ("**PCD**"), as adopted by Washington City Ordinance No. Z-2004-20 (the "**Ordinance**"), dated February 9, 2005.

WHEREAS Declarant hereunder is "Declarant" pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sienna Hills (the "**Declaration**") recorded on January 27, 2006, in the office of the Washington County Recorder, Book No. 1838, Pages 0798-0919 as may have heretofore been amended, which Declaration encumbers and has referenced to certain real property described therein.

WHEREAS Declarant desires that the Annexation Property be subject to all terms and provisions of said Declaration.

WHEREAS the Annexation Property is a part of the Annexable Property as defined in the Declaration.

NOW THEREFORE, it is hereby agreed and established as follows:

1. Annexation of Annexation Property. Pursuant to Section 13.1 of the Declaration, Declarant hereby annexes the Annexation Property under the purview of the Declaration, such that the Annexation Property shall be deemed a part of the Covered Property as defined in the Declaration.

2. Tract Declarations. This Tract Declaration shall be deemed a "Tract Declaration" pursuant to the terms and provisions of the Declaration, and is subsidiary and supplementary to the Declaration. If any provision of this Tract Declaration is inconsistent with any provision of the Declaration, the provision of the Declaration shall control.

3. Capitalized Terms. Capitalized terms herein shall be the meanings ascribed by this Tract Declaration and the Declaration.

DECLARANT:

THE STATE OF UTAH, ACTING THROUGH
THE SCHOOL AND INSTITUTIONAL TRUST
LANDS ADMINISTRATION

By: 
Name: Rodger Mitchell
Title: Assistant Director

STATE OF UTAH

COUNTY OF SALT LAKE

On the 7th day of September, 2017, personally appeared before me RODGER MITCHELL, who being by me duly sworn did say that he is the Director of the School and Institutional Trust Lands Administration of the State of Utah, and the signer of the above instrument, who duly acknowledged that he executed the same.

My Commission expires:

05/06/21

Residing at: Salt Lake County

Alan Russell Roe



EXHIBIT A**Legal Description of Annexation Property****Sienna Hills – Area 4C**

Beginning at a point which is North $01^{\circ}02'46''$ East 244.15 feet along the East Section line and North $90^{\circ}00'00''$ East 51.20 feet from the Southeast corner of Section 12, Township 42 South, Range 15 West, of the Salt Lake Base and Meridian; said point also being on the Easterly boundary of Development Lease Agreement No. 1052 – Parcel 4 of the Sienna Hills Development; running thence along said boundary North $15^{\circ}18'20''$ East 223.48 feet, thence North $43^{\circ}39'46''$ East 291.14 feet, thence South $27^{\circ}06'22''$ East 197.60 feet, thence South $12^{\circ}13'05''$ East 170.11 feet, thence South $36^{\circ}19'40''$ East 207.64 feet, thence South $22^{\circ}04'16''$ West 87.63 feet, thence South $42^{\circ}45'06''$ East 26.77 feet to a point of curvature of a 40.00 foot radius curve concave to the right, thence Southeasterly 43.15 feet along the arc of said curve through a central angle of $61^{\circ}48'04''$, the chord of which bears South $11^{\circ}51'04''$ East for a distance of 41.08 feet to a point of tangency; thence South $19^{\circ}02'58''$ West 177.42 feet to a point of curvature of a 40.00 foot radius curve concave to the right, thence Southwesterly 30.76 feet along the arc of said curve through a central angle of $44^{\circ}03'18''$, the chord of which bears South $41^{\circ}04'37''$ West for a distance of 30.00 feet to a point of tangency; thence South $63^{\circ}06'16''$ West 37.20 feet, thence South $43^{\circ}57'48''$ West 84.09 feet to a point of curvature of a 35.00 foot radius curve concave to the left, thence Southwesterly 31.27 feet along the arc of said curve through a central angle of $51^{\circ}11'17''$, the chord of which bears South $18^{\circ}22'10''$ West for a distance of 30.24 feet to a point of reverse curvature of a 35.00 foot radius curve concave to the right, thence Southwesterly 46.04 feet along the arc of said curve through a central angle of $75^{\circ}22'23''$, the chord of which bears South $30^{\circ}27'43''$ West for a distance of 42.79 feet to a point of reverse curvature of a 85.00 foot radius curve concave to the left, thence Southwesterly 81.76 feet along the arc of said curve through a central angle of $55^{\circ}06'32''$, the chord of which bears South $40^{\circ}35'38''$ West for a distance of 78.64 feet to a point of tangency; thence South $13^{\circ}02'22''$ West 182.58 feet to a point of curvature of a 300.00 foot radius curve concave to the left, thence Southwesterly 120.93 feet along the arc of said curve through a central angle of $23^{\circ}05'48''$, the chord of which bears South $01^{\circ}29'28''$ West for a distance of 120.12 feet to a point of tangency; thence South $10^{\circ}03'26''$ East 67.90 feet, thence South $02^{\circ}08'48''$ East 63.28 feet to a point on said Parcel 4 Lease Agreement No. 1052 boundary; thence along said boundary the following (15) courses; thence North $27^{\circ}20'20''$ West 83.69 feet, thence North $17^{\circ}27'06''$ West 79.71 feet, thence North $52^{\circ}41'59''$ West 74.31 feet, thence North $79^{\circ}33'20''$ West 74.31 feet, thence South $74^{\circ}50'20''$ West 137.28 feet, thence North $25^{\circ}41'12''$ East 58.73 feet, thence North $20^{\circ}50'18''$ East 79.30 feet, thence North $15^{\circ}59'24''$ East 79.31 feet, thence North $11^{\circ}08'31''$ East 79.30 feet, thence North $06^{\circ}17'37''$ East 79.31 feet, thence North $01^{\circ}49'55''$ East 75.19 feet, thence North $00^{\circ}48'33''$ East 70.00 feet, thence North $07^{\circ}32'51''$ East 70.49 feet, thence North $18^{\circ}20'37''$ East 73.41 feet, thence North $07^{\circ}20'09''$ West 229.64 feet to the point of beginning.

The total Area of Sienna Hills Area 4C, as described above, is 444,006 sq.ft. or 10.2 acres more or less.