

WHEN RECORDED MAIL TO:

TBlanchard Law PC  
Attn: E.Troy Blanchard  
50 E. 100 S., Suite 101  
St. George, Utah 84770

DOC # 20190000555

CCR Annexation Page 1 of 3  
Russell Shirts Washington County Recorder  
01/07/2019 12:02:09 PM Fee \$ 14.00  
By TBLANCARD LAW PC



**DECLARATION OF ANNEXATION  
(CHAPARRAL RIDGE PHASE 6)**

This Declaration of Annexation is prepared pursuant to Article VI of the Declaration of Covenants, Conditions and Restrictions of Chaparral Ridge Subdivision that was recorded as follows:

- (1) Declaration of Covenants, Conditions, and Restrictions for Chaparral Ridge Subdivision Phase 7, which was recorded December 31, 2003, as Entry No. 00858522, in Book 1606, at Pages 1473-1489, records of the Washington County Recorder ("Phase 7 Declaration")
- (2) Declaration of Covenants, Conditions, and Restrictions for Chaparral Ridge Subdivision, which was recorded February 2, 2004, as Entry No. 00862999, in Book 1612, at Pages 2171-2187, records of the Washington County Recorder, as amended by that Amendment recorded March 16, 2004, as Entry No. 00869804, in Book 1622, at Pages 2161-2162, records of the Washington County Recorder, and amended by that Amendment recorded November 16, 2005, as Entry No. 00985829, in Book 1814 at Pages 2002, records of the Washington County Recorder ("Phase 1-3 Declaration")

The parties acknowledge that the Phase 7 Declaration and the Phase 1-3 Declaration are one and the same and are herein referred to as the "Declaration".

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 referred to above.

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

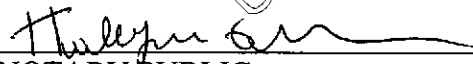
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 7 day of JANUARY, 2019.

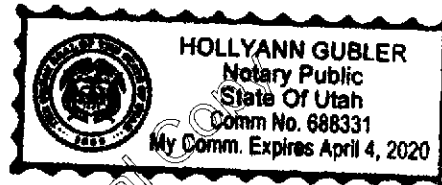
DECLARANT  
OMNI DEVELOPMENT GROUP, LLC

By Kent Rasmussen, Manager  
Kent Rasmussen, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 7 day of January, 2019, before me personally appeared KENT RASMUSSEEN whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is a Manager of Omni Development Group, LLC a Utah limited liability company and that the foregoing document was signed by him on behalf of that Company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

  
\_\_\_\_\_  
NOTARY PUBLIC




**Bush and Gudgell, Inc.**

Engineers • Planners • Surveyors

Salt Lake City - St. George

www.bushandgudgell.com

**CHAPARRAL RIDGE PHASE 6**  
**LEGAL DESCRIPTION**

BEGINNING AT A POINT THAT LIES SOUTH 0°35'38" WEST ALONG THE SECTION LINE 1395.74 FEET AND SOUTH 89°29'01" EAST 310.81 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE SOUTH BOUNDARY OF CHAPARRAL RIDGE PHASE 3, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 985527, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES, 1) SOUTH 89°29'01" EAST 151.11 FEET; 2) NORTH 0°42'13" EAST 161.60 FEET; 3) SOUTH 89°29'01" EAST 574.81 FEET; 4) NORTH 0°30'59" EAST 151.32 FEET; 5) NORTH 1°00'01" WEST 159.40 FEET; THENCE SOUTH 85°40'34" EAST 185.48 FEET; THENCE SOUTHERLY ALONG A 625.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 2°26'35" WEST A DISTANCE OF 11.47 FEET, CENTER POINT LIES NORTH 88°04'57" EAST) THROUGH A CENTRAL ANGLE OF 1°03'05" A DISTANCE OF 11.47 FEET; THENCE SOUTH 2°58'08" WEST 13.49 FEET; THENCE SOUTH 89°20'02" EAST 120.80 FEET; THENCE SOUTH 0°40'25" WEST 434.69 FEET TO A POINT ON THE NORTH BOUNDARY OF MAJESTIC SUNSET PHASE 1, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 20070015370, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, 1) NORTH 89°29'01" WEST 400.95 FEET; 2) SOUTH 38°46'59" WEST 31.84 FEET; THENCE NORTH 89°29'01" WEST 481.40 FEET; THENCE WESTERLY ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 79°07'39" WEST A DISTANCE OF 107.86 FEET, CENTER POINT LIES NORTH 00°30'59" EAST) THROUGH A CENTRAL ANGLE OF 20°42'43" A DISTANCE OF 108.45 FEET; THENCE NORTH 68°46'18" WEST 12.26 FEET; THENCE WESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 78°01'55" WEST A DISTANCE OF 6.44 FEET, CENTER POINT LIES SOUTH 21°13'42" WEST), THROUGH A CENTRAL ANGLE OF 18°31'14" A DISTANCE OF 6.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 243,675 SQUARE FEET OR 5.59 ACRES.