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CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
03/22/2021 02:26:10 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



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

**DECLARATION OF ANNEXATION
(CHAPARRAL RIDGE PHASE 5)**

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 Chapparral 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 Chapparral 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 26 day of February, 2021.

DECLARANT
OMNI DEVELOPMENT GROUP, LLC

By 
Kent Rasmussen, Manager

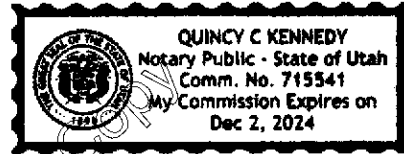
STATE OF UTAH)

) ss.

COUNTY OF WASHINGTON)

On this 26 day of February, 2021, 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



**EXHIBIT A
Legal Description**

BEGINNING AT THE NORTHEAST CORNER OF LOT 43, CHAPARRAL RIDGE PHASE 1, DOCUMENT NO. 862998 OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 00°35'38" EAST ALONG THE SECTION LINE 2171.27 FEET AND NORTH 89°38'19" EAST 595.00 FEET, FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG CHAPARRAL RIDGE PHASE 4 DOCUMENT NO. 20190051625, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THE FOLLOWING TWO (2) COURSES: 1) EASTERLY ALONG A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 80°08'43" EAST A DISTANCE OF 118.50 FEET), CENTER POINT LIES NORTH 18°22'23" EAST THROUGH A CENTRAL ANGLE OF 17°02'12" A DISTANCE OF 118.94 FEET AND 2) NORTH 01°20'11" EAST 149.89 FEET; THENCE NORTH 89°38'19" EAST 103.58 FEET; THENCE NORTH 00°21'41" WEST 23.12 FEET TO THE SOUTHWEST CORNER OF LOT 19, CHAPARRAL RIDGE PHASE 4; THENCE ALONG THE SOUTH LINE SAID SUBDIVISION SOUTH 89°20'02" EAST 521.27 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 00°40'25" WEST 655.30 FEET TO THE NORTH LINE CHAPARRAL RIDGE PHASE 6, DOCUMENT NO. 20190016720, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°20'02" WEST 120.80 FEET, 2) NORTH 02°58'08" EAST 13.49 FEET, 3) NORTHERLY ALONG A 625.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 02°26'35" EAST A DISTANCE OF 11.47 FEET), CENTER POINT LIES NORTH 87°01'52" WEST THROUGH A CENTRAL ANGLE OF 01°03'05" A DISTANCE OF 11.47 FEET AND 4) NORTH 85°40'34" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 79 CHAPARRAL RIDGE PHASE 3, DOCUMENT NO. 985527 OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, 310.38 FEET TO THE SOUTHEAST CORNER LOT 69 CHAPARRAL RIDGE PHASE 2, DOCUMENT NO. 896099, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG SAID CHAPARRAL RIDGE PHASE 2 THE FOLLOWING SIX (5) COURSES: 1) NORTH 00°21'41" WEST 128.95 FEET, 2) NORTH 43°08'29" EAST 66.08 FEET, 3) NORTH 00°21'41" WEST 122.92 FEET, 4) SOUTH 89°51'38" WEST 281.62 FEET AND 5) NORTH 78°24'00" WEST 101.78 FEET TO THE SOUTHEAST CORNER SAID LOT 43, THENCE NORTH 12°04'36" EAST ALONG THE EAST LINE OF LOT 43 141.50 FEET TO THE POINT OF BEGINNING.

(Proposed "CHAPARRAL RIDGE PHASE 5")

Tax Serial No. W-5-2-36-451
