

CCR Annexation Page 1 of 7
Russell Shirts Washington County Recorder
01/31/2018 12:40:56 PM 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 this ____ day of _____, 2018, by **THE STATE OF UTAH, ACTING 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:

Approved as to Form
Sean D. Reyes

ATTORNEY GENERAL
By: Michelle K. Vest

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

By: David Ure
Name: David Ure
Title: Director

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 31st day of January, 2018, personally appeared before me DAVID URE, 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.

Given under my hand and seal this 31st day of January, 2018.



Michelle K. Vest
Notary Public

My Commission expires:

11/10/2020

Residing at:

Salt Lake City, UT

EXHIBIT A

LEGAL DESCRIPTION OF ANNEXATION PROPERTY

Sienna Hills – Area 5

Beginning at a point which is South $01^{\circ}02'46''$ West 1097.27 feet along the West Section line and North $90^{\circ}00'00''$ East 186.29 feet from the West Quarter corner of Section 7, Township 42 South, Range 14 West, of the Salt Lake Base and Meridian; running thence North $61^{\circ}09'10''$ East 216.54 feet to a point on the arc of a 1460.00 foot radius curve concave to the right; thence Northeasterly 430.69 feet along the arc of said curve through a central angle of $16^{\circ}54'07''$, the chord of which bears North $69^{\circ}36'13''$ East for a distance of 429.13 feet to a point of non-tangency; thence South $11^{\circ}56'44''$ East 40.00 feet to a point of non-tangency on the arc of a 1420.00 foot radius curve concave to the right; thence Northeasterly 236.33 feet along the arc of said curve through a central angle of $9^{\circ}32'08''$, the chord of which bears North $82^{\circ}49'20''$ East for a distance of 236.05 feet; thence North $87^{\circ}35'24''$ East 31.62 feet; thence South $27^{\circ}41'06''$ East 78.52 feet; thence North $63^{\circ}32'53''$ East 89.33 feet; thence South $39^{\circ}00'49''$ East 204.56 feet; thence South $49^{\circ}05'26''$ West 61.98 feet; thence South $29^{\circ}38'30''$ West 72.62 feet; thence South $38^{\circ}35'39''$ West 99.92 feet; thence South $42^{\circ}45'53''$ West 22.79 feet; thence South $34^{\circ}04'46''$ West 139.80 feet to a point on the arc of a 415.00 foot radius curve concave to the left; thence Southwesterly 216.27 feet along the arc of said curve through a central angle of $29^{\circ}51'30''$, the chord of which bears South $19^{\circ}09'00''$ West for a distance of 213.83 feet to a point of reverse curvature on the arc of a 50.00 foot radius curve concave to the right; thence Southwesterly 44.19 feet along the arc of said curve through a central angle of $50^{\circ}38'22''$, the chord of which bears South $29^{\circ}32'26''$ West for a distance of 42.77 feet to a point of reverse curvature on the arc of a 184.00 foot radius curve concave to the left; thence Southwesterly 181.03 feet along the arc of said curve through a central angle of $56^{\circ}22'18''$, the chord of which bears South $26^{\circ}40'28''$ West for a distance of 173.82 feet; thence South $01^{\circ}30'41''$ East 125.05 feet to a point on the arc of a 50.00 foot radius curve concave to the left; thence Southwesterly 39.70 feet along the arc of said curve through a central angle of $45^{\circ}29'54''$, the chord of which bears South $21^{\circ}14'16''$ West for a distance of 38.67 feet to a point of reverse curvature on the arc of a 110.00 foot radius curve concave to the left; thence Southwesterly 84.38 feet along the arc of said curve through a central angle of $43^{\circ}57'07''$, the chord of which bears South $22^{\circ}00'39''$ West for a distance of 82.33 feet; thence South $00^{\circ}02'06''$ West 22.39 feet to a point on the arc of a 40.00 foot radius curve concave to the left; thence Southeasterly 45.07 feet along the arc of said curve through a central angle of $64^{\circ}33'10''$, the chord of which bears South $32^{\circ}14'29''$ East for a distance of 42.72 feet to a point of reverse curvature on the arc of a 30.00 foot radius curve concave to the right; thence Southeasterly 50.59 feet along the arc of said curve through a central angle of $96^{\circ}37'32''$, the chord of which bears South $16^{\circ}12'18''$ East for a distance of 44.81 feet to a point of reverse curvature on the arc of a 75.00 foot radius curve concave to the left; thence Southwesterly 46.19 feet along the arc of said curve through a central angle of $35^{\circ}17'13''$, the chord of which bears South $14^{\circ}27'52''$ West for a distance of 45.46 feet to a point of reverse curvature on the arc of a 207.00 foot radius curve concave to the right; thence Southwesterly 164.25 feet along the arc of said curve through a central angle of $45^{\circ}27'42''$, the chord of which bears South $19^{\circ}33'06''$ West for a distance 159.97 feet to a point of reverse curvature on the arc of a 115.00 foot radius curve concave to the left; thence Southwesterly 101.99 feet along the arc

of said curve through a central angle of 50°48'44", the chord of which bears South 16°52'35" West for a distance of 98.68 feet to a point of reverse curvature on the arc of a 45.00 foot radius curve concave to the right; thence Southwesterly 44.41 feet along the arc of said curve through a central angle of 56°32'28", the chord of which bears South 19°44'27" West for a distance of 42.63 feet; thence South 48°00'41" West 71.69 feet to a point on the arc of a 50.00 foot radius curve concave to the right; thence Southwesterly 64.41 feet along the arc of said curve through a central angle of 73°48'43", the chord of which bears South 80°19'31" West for a distance of 60.05 feet; thence North 62°46'07" West 106.46 feet; thence South 22°04'16" West 84.97 feet; thence North 36°19'40" West 207.64 feet; thence North 12°13'05" West 170.11 feet; thence North 27°06'22" West 197.60 feet; thence North 43°20'14" East 108.01 feet; thence North 05°51'38" West 240.79 feet; thence North 68°06'53" West 23.52 feet; thence North 33°55'42" West 34.11 feet; thence North 20°14'25" West 56.38 feet; thence North 07°55'03" West 58.12 feet; thence North 24°11'15" East 58.64 feet; thence North 30°13'50" East 39.59 feet; thence North 05°45'08" West 143.80 feet; thence North 28°50'50" West 230.95 feet to the point of beginning.

The total Area of Sienna Hills - Area 5, as described above, is 1,024,005 sq.ft. or 23.5 acres.

Section 7, TS 42 S, R 14 W, SLB&M: Contains 985,550 sq.ft. or 22.6 acres.

Section 18, TS 42 S, R 14 W, SLB&M: Contains 38,455 sq.ft. or 0.90 acres.

Sienna Hills – Area 6

Beginning at a point which is South 01°02'46" West 921.05 feet along the West Section line and North 90°00'00" East 1085.52 feet from the West Quarter corner of Section 7, Township 42 South, Range 14 West, of the Salt Lake Base and Meridian; running thence North 27°41'06" West 78.52 feet to a point of non-tangency, said point also being on the arc of a 500.00 foot radius curve concave to the left; thence Northeasterly 619.80 feet along the arc of said curve through a central angle of 71°01'26", the chord of which bears North 34°58'26" East for a distance of 580.87 feet; thence North 00°32'17" West 202.13 feet; thence North 89°27'43" East 40.00 feet; thence North 64°09'34" East 232.01 feet; thence North 57°38'42" East 288.02 feet to a point on the arc of a 1400.00 foot radius curve concave to the right; thence Northeasterly 149.21 feet along the arc of said curve through a central angle of 6°06'23", the chord of which bears North 60°41'53" East for a distance of 149.14 feet to a point of reverse curvature on the arc of a 400.00 foot radius curve concave to the left; thence Northeasterly 97.09 feet along the arc of said curve through a central angle of 13°54'26", the chord of which bears North 56°47'51" East for a distance 96.85 feet to a point of reverse curvature on the arc of a 550.00 foot radius curve concave to the right; thence Northeasterly 398.88 feet along the arc of said curve through a central angle of 41°33'10", the chord of which bears North 70°37'13" East for a distance of 390.19 feet to a point of tangency; thence South 88°36'12" East 19.50 feet; thence South 79°35'59" East 29.71 feet; thence South 73°12'47" East 44.01 feet; thence South 61°33'43" East 44.85 feet; thence South 51°42'22" East 102.70 feet; thence South 27°43'00" East 107.68 feet; thence South 10°07'17" East 40.68 feet; thence South 01°52'20" West 105.97 feet; thence South 25°04'51" West 69.10 feet; thence South 38°58'22" West 59.15 feet; thence South 54°39'26" West 30.21 feet; thence South 59°53'03" West 65.44 feet; thence South 65°11'11" West 58.68 feet; thence South 67°31'14" West 195.29 feet; thence South 65°29'43" West 43.08 feet; thence

South 65°12'14" West 83.59 feet; thence South 63°33'09" West 72.71 feet; thence South 63°18'52" West 72.62 feet; thence South 57°13'47" West 158.70 feet; thence South 49°45'32" West 100.85 feet; thence South 41°42'04" West 215.86 feet; thence South 39°42'52" West 205.02 feet; thence South 54°16'37" West 113.88 feet; thence South 61°01'40" West 248.92 feet; thence North 39°00'49" West 204.56 feet; thence South 63°32'53" West 89.33 feet to the point of beginning.

The total Area of Sienna Hills - Area 6, as described above, is 896,524 sq.ft. or 20.6 acres.

Sienna Hills – Area 7

Beginning at a point which is South 01°02'46" West 156.07 feet along the West Section line and North 90°00'00" East 557.21 feet from the West Quarter corner of Section 7, Township 42 South, Range 14 West, of the Salt Lake Base and Meridian; running thence North 23°45'52" East 150.74 feet; thence North 25°38'00" East 251.73 feet; thence North 21°01'39" East 157.83 feet; thence North 15°49'54" East 108.52 feet; thence North 12°15'50" East 96.42 feet; thence North 15°26'30" East 202.57 feet; thence North 09°45'19" East 200.82 feet; thence North 13°10'26" West 33.46 feet; thence North 17°09'57" East 22.27 feet; thence North 56°31'07" East 22.39 feet; thence North 30°02'06" East 107.24 feet; thence North 20°09'32" East 101.45 feet; thence North 04°18'50" East 113.34 feet to a point on the Northerly boundary of Sienna Hills Development; thence along said boundary South 88°56'32" East 269.45 feet; thence South 00°20'40" West 40.00 feet to the point of non-tangency on the arc of a 500.00 foot radius curve concave to the right; thence Southeasterly 291.20 feet along the arc of said curve through a central angle of 33°22'10", the chord of which bears South 72°26'35" East for a distance of 287.10 feet; thence North 34°14'30" East 40.00 feet; thence North 52°01'08" East 40.54 feet; thence North 82°16'51" East 87.12 feet; thence North 40°54'19" East 59.28 feet; thence North 14°28'37" East 75.56 feet; thence North 58°09'04" East 105.18 feet; thence North 10°08'57" East 71.75 feet; thence North 00°00'00" East 58.29 feet; thence North 80°09'32" East 78.22 feet; thence South 62°23'25" East 77.31 feet; thence South 80°58'58" East 92.12 feet; thence North 80°51'37" East 63.96 feet; thence North 83°29'38" East 114.36 feet to a point on the Easterly Boundary of said Sienna Hills Development; thence along said boundary for the following three (3) courses: South 13°25'06" East 215.26 feet; thence South 04°14'38" East 576.08 feet; thence South 46°25'46" East 43.56 feet; thence South 00°30'20" West 37.26 feet; thence South 68°59'13" West 65.72 feet; thence South 22°09'10" West 92.99 feet; thence South 56°46'55" West 239.29 feet to the point on the arc of 1105.00 foot radius curve concave to the right; thence Southwesterly 188.50 feet along the arc of said curve through a central angle of 9°46'27", the chord of which bears South 61°40'09" West for a distance of 188.28 feet to a point of reverse curvature on the arc of a 105.00 foot radius curve concave to the left; thence Southwesterly 70.63 feet along the arc of said curve through a central angle of 38°32'33", the chord of which bears South 47°17'06" West for a distance of 69.31 feet to a point of reverse curvature on the arc of a 179.00 foot radius curve concave to the right; thence Southwesterly 114.34 feet along the arc of said curve through a central angle of 36°35'55", the chord of which bears South 46°18'47" West for a distance of 112.41 feet to a point of reverse curvature on the arc of a 900.00 foot radius curve concave to the left; thence Southwesterly 178.63 feet along the arc of said curve through a central angle of 11°22'19", the chord of which bears South 58°55'35" West for a distance of 178.34 feet; thence South 53°14'25" West 330.22 feet; thence South 00°32'17" East 119.32 feet; thence South 89°27'43" West 40.00 feet; thence South 00°32'17" East 202.13 feet to the point on the arc of

500.00 foot radius curve concave to the right; thence Southwesterly 619.80 feet along the arc of said curve through a central angle of $71^{\circ}01'26''$, the chord of which bears South $34^{\circ}58'26''$ West for a distance of 580.87 feet to a point of non-tangency; thence South $87^{\circ}35'24''$ West 31.62 feet to the point on the arc of 1420.00 foot radius curve concave to the left; thence Southwesterly 236.33 feet along the arc of said curve through a central angle of $9^{\circ}32'08''$, the chord of which bears South $82^{\circ}49'20''$ West for a distance of 236.05 feet to a point of non-tangency; thence North $11^{\circ}56'44''$ West 40.00 feet to a point of non-tangency on the arc of a 350.00 foot radius curve concave to the left; thence Northwesterly 210.80 feet along the arc of said curve through a central angle of $34^{\circ}30'32''$, the chord of which bears North $14^{\circ}11'08''$ West for a distance of 207.63 feet to a point of reverse curvature on the arc of a 287.50 foot radius curve concave to the right; thence Northwesterly 167.60 feet along the arc of said curve through a central angle of $33^{\circ}24'04''$, the chord of which bears North $14^{\circ}44'22''$ West for a distance of 165.24 feet to a point of compound curvature on the arc of a 517.50 foot radius curve concave to the right; thence Northeasterly 192.01 feet along the arc of said curve through a central angle of $21^{\circ}15'30''$, the chord of which bears North $12^{\circ}35'26''$ East for a distance of 190.91 feet to a point of non-tangency; thence North $61^{\circ}13'03''$ West 169.17 feet; thence North $04^{\circ}08'17''$ West 58.30 feet to the point of beginning.

Less and excepting:

Beginning at a point which is South $01^{\circ}02'46''$ West 75.23 feet along the West Section line and North $90^{\circ}00'00''$ East 1323.73 feet from the West Quarter corner of Section 7, Township 42 South, Range 14 West, of the Salt Lake Base and Meridian; running thence South $00^{\circ}32'17''$ East 120.31 feet to a point of non-tangency; said point also being on the arc of 455.00 foot radius curve concave to the left; thence Southwesterly 444.31 feet along the arc of said curve through a central angle of $55^{\circ}57'00''$, the chord of which bears South $56^{\circ}53'19''$ West for a distance of 426.87 feet to a point of reverse curvature on the arc of a 60.00 foot radius curve concave to the right; thence Northwesterly 188.50 feet along the arc of said curve through a central angle of $180^{\circ}00'00''$, the chord of which bears North $61^{\circ}05'11''$ West for a distance of 120.00 feet to a point of compound curvature on the arc of a 575.00 foot radius curve concave to the right; thence Northeasterly 571.14 feet along the arc of said curve through a central angle of $56^{\circ}54'40''$, the chord of which bears North $57^{\circ}22'09''$ East for a distance of 547.95 feet to the point of beginning.

The total Area of Sienna Hills - Area 7, as described above, is 2,282,184 sq. ft. or 52.4 acres.

Boundary Area as described above is 2,348,766 sq. ft. or 53.9 acres.

Less and excepting Area as described above is 66,582 sq. ft. or 1.53 acres.

Sienna Hills – Area 8

Beginning at a point which is North $01^{\circ}01'55''$ East 1270.53 feet along the West Section line and North $90^{\circ}00'00''$ East 1279.75 feet from the West Quarter corner of Section 7, Township 42 South, Range 14 West, of the Salt Lake Base and Meridian; running thence North $00^{\circ}20'40''$ East 40.00 feet to a point on the Northerly Boundary of Sienna Hills Development; thence along said boundary for the following two (2) courses: thence North $00^{\circ}20'40''$ East 1336.06 feet; thence South $89^{\circ}01'27''$ East 486.53 feet; thence South $51^{\circ}24'02''$ East 42.35 feet; thence South

22°59'31" East 239.36 feet; thence South 18°59'37" East 223.22 feet; thence South 12°54'32" East 190.90 feet; thence South 16°53'36" East 100.03 feet; thence South 23°45'00" East 84.55 feet; thence South 34°09'01" East 333.11 feet to a point on the Easterly boundary of Sienna Hills Development; thence along said boundary South 13°25'06" East 3.45 feet; thence South 83°29'38" West 114.36 feet; thence South 80°51'37" West 63.96 feet; thence North 80°58'58" West 92.12 feet; thence North 62°23'25" West 77.31 feet; thence South 80°09'32" West 78.22 feet; thence South 00°00'00" East 58.29 feet; thence South 10°08'57" West 71.75 feet; thence South 58°09'04" West 105.18 feet; thence South 14°28'37" West 75.56 feet; thence South 40°54'19" West 59.28 feet; thence South 82°16'51" West 87.12 feet; thence South 52°01'08" West 40.54 feet; thence South 34°14'30" West 40.00 feet to a point of non-tangency on the arc of a 500.00 foot radius curve concave to the left; thence Northwesterly 291.20 feet along the arc of said curve through a central angle of 33°22'10", the chord of which bears North 72°26'35" West for a distance of 287.10 feet to the point of beginning.

The total Area of Sienna Hills - Area 8, as described above, is 944,860 sq.ft. or 21.7 acres.