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DOC # 20180019097

CCR Annexation Page 1 of 4
Russell Shirts Washington County Recorder
05/09/2018 10:56:40 AM Fee \$ 16.00
By SOUTHERN UTAH TITLE CO



AFTER RECORDING, PLEASE RETURN TO:

CW The Eighth, LLC
c/o Reed Scow
2250 N Coral Canyon Blvd Suite 200
Washington, UT 84780

DECLARATION OF ANNEXATION

FOR

The Eighth At Coral Canyon

THIS DECLARATION OF ANNEXATION FOR THE EIGHTH AT CORAL CANYON – SUBDIVISION (hereinafter “Declaration of Annexation”) is made by CW THE EIGHTH LLC, a Utah limited liability company, hereinafter referred to as “Declarant.”

PREAMBLE

A. Declarant is the owner and developer of certain real property located in the city of Washington, Washington County, State of Utah, which is particularly described as follows:

See legal description attached Exhibit “A” and incorporated herein by this reference.

(hereinafter the “Annexed Property”).

B. The Annexed Property is part of the real property described in Exhibit “B” to that Declaration of Covenants, Conditions, and Restrictions for The Town Center at Coral Canyon, recorded 06/09/2017, as Doc. No. 20170023739, in the Official Records of the Washington County Recorder’s Office, as amended or supplemented (hereinafter referred to as “Declaration”).

C. By annexation into the Community known as The Eighth at Coral Canyon, the Annexed Property is made subject to the Declaration by virtue of Sections 1.1 and 11.1 of the Declaration. Declarant is the “Declarant” as defined in Section 2.16 of the Declaration.

E. Pursuant to Section 1.1 and Article 10 of the Declaration, Declarant now desires to add and include the above-described Annexed Property to hereafter become part of the Community known as The Eighth at Coral Canyon as described in Section 2.12 of the Declaration, and thereafter subject to the terms and provisions of the Declaration as provided in Section 1.1 and Article 10 of the Declaration.

THEREFORE, Declarant hereby declares, and submits the Annexed Property to such Declaration, and imposes thereon the provisions of the Declaration, as follows:

1. The undersigned Declarant hereby declares the foregoing recitals to be true and accurate, and incorporate the same herein with this reference.

2. Declarant with the execution of this Declaration of Annexation hereby consents to the annexation of the Annexed Property into the Community known as The Town Center at Coral Canyon.

3. Declarant hereby declares the Annexed Property is added to and made a part of the Community subject to the Declaration. The Annexed Property is and shall be held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part, subject to this Declaration of Annexation and the Declaration.

4. The covenants, conditions and restrictions of this Declaration of Annexation and the Declaration are hereby imposed as equitable servitudes upon each lot within the Annexed Property, as a servient tenement, for the benefit of each and every other lot or property within The Town Center at Coral Canyon, as the dominant tenements.

5. The covenants, conditions and restrictions of this Declaration of Annexation shall run with, and shall inure to the benefit of and shall be binding upon all of the Annexed Property, and shall be binding upon and inure to the benefit of all parties having, or hereafter acquiring, any right, title or interest in all or any portion of the Annexed Property.

6. This Declaration of Annexation is recorded pursuant to Section 1.1 and Article 10 of the Declaration, and each of the provisions hereof shall be deemed a part of the Declaration, and they may be enforced as therein provided for the enforcement of any other provisions thereof.

7. The rights and obligations of all Owners of lots in the Annexed Property shall be the same as the rights and obligations of the Owners of lots currently affected by the Declaration, except as may be modified herein.

(remainder of page intentionally left blank; signatures and acknowledgments to follow)

Declarant has executed this Declaration of Annexation on this 5 day of February, 2018, but this Declaration of Annexation shall not be effective until recorded in the office of the Washington County Recorder.

DECLARANT:

CW The Eighth, LLC
a Utah limited liability company

BY: CW THE EIGHTH AT CORAL CANYON
ITS: OWNER

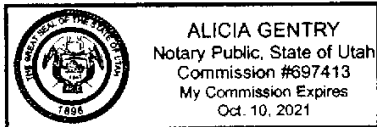
Its: CW THE EIGHTH, LLC
a Utah limited liability company

By: [Signature]
Title: Manager

STATE OF UTAH

COUNTY OF ~~WASHINGTON~~ ^{Davis}

On this 5th day of February, 2018, personally appeared before me Colin Wright, who being by me duly sworn, ~~did~~ say that he/she is the Manager of CW The Eighth, LLC; and that he/she signed the foregoing Declaration on and in behalf of said limited liability company and that the foregoing information is true and accurate to the best of his knowledge.



[Signature]
Notary Public

EXHIBIT A
To Declaration of Annexation

LEGAL DESCRIPTION OF THE ANNEXED THE EIGHTH AT
CORAL CANYON PROPERTY

BEGINNING AT A POINT S0°21'28"W, 459.00 FEET ALONG THE SECTION LINE AND WEST, 1169.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 5, T42S, R14W, SLB&M, SAID POINT BEING A COMMON CORNER OF PARCELS "G" AND "L" AS SHOWN AND NOTED ON THE FINAL PLAT FOR "CORAL CANYON DEVELOPMENT, PHASE 1" SUBDIVISION 1 FILED AS RECORDING NO. 679602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE S20°32'12"E, 227.32 FEET ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "L"; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, S30°21'28"W, 176.69 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY RUNNING N82°18'15"W, 58.42 FEET; THENCE N56°28'22"W, 122.76 FEET; THENCE N32°46'30"E, 41.04 FEET; THENCE N15°24'57"W, 331.90 FEET; THENCE N2°29'48"E, 42.87 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL "G"; THENCE LEAVING SAID WESTERLY BOUNDARY RUNNING N2°29'48"E, 107.81 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF "HOA TRACT #5" AS SHOWN AND NOTED ON SAID "CORAL CANYON DEVELOPMENT PHASE 1" SUBDIVISION, SAID POINT ALSO BEING ON A 495.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N23°34'36"W; THENCE NORTHEASTERLY 17.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°58'44", AND ALONG SAID SOUTHERLY BOUNDARY OF "HOA TRACT #5" TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL "G"; THENCE ALONG THE BOUNDARY OF PARCEL "G" THE FOLLOWING SIX (6) COURSES: N10°00'00"E, 19.29 FEET; N31°09'47"W, 84.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORAL CANYON BOULEVARD, A PUBLIC ROADWAY, SAID POINT ALSO BEING ON A 395.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N25°58'56"W; THENCE NORTHEASTERLY 159.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'17"; THENCE N40°49'46"E, 92.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL "G" AND THE SR-9 EXIT RIGHT-OF-WAY AS SHOWN AND NOTED ON SAID "CORAL CANYON DEVELOPMENT, PHASE 1" SUBDIVISION, S49°10'14"E, 55.00 FEET TO THE POINT OF CURVE OF A 260.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 187.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°14'47"; THENCE LEAVING SAID RIGHT-OF-WAY RUNNING S56°40'47"E, 89.35 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL "G"; THENCE S40°49'46"W, 32.83 FEET ALONG SAID EASTERLY BOUNDARY; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY S32°52'36"W, 365.95 FEET TO THE POINT OF BEGINNING.

Tax Serial No. W-CRLC-1-G-1-CC