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Russell Shirts Washington County Recorder
01/16/2020 12:40:06 PM Fee \$ 40.00
By G T TITLE



After recording please mail to:
Salisbury Developers, Inc.
494 West 1500 North
Springville, Utah 84663

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SAGE CANYON – PHASE 6 SUBDIVISION**

SALISBURY DEVELOPERS, INC., a Utah corporation, as Declarant, pursuant to Article 7.4 of the Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision, dated June 12, 2018, and recorded on the records of the Washington County Recorder on June 13, 2018, as Document Number 20180024542 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Sage Canyon Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to the Sage Canyon Subdivision:

**SEE EXHIBIT A
(ATTACHED HERETO)**

Declarant hereby declares the real property as described on Exhibit A is within the Annexable Territory pursuant to the Declaration and the Plat recorded therewith, and that said property is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the properties subject to the Declaration.

Declarant reserves the right to expand the borders of annexable territory to real property as provided in the Declaration, but with no obligation to do so and no claim as to right, title, or interest to said real property.

All Lots added to the Properties as described in the Declaration shall be for residential purposes, except as otherwise provided in the Declaration. Declarant reserves unto itself and its assigns the right to create Common Area(s) and Improvements thereon, within any portion of the annexed real property. Declarant makes no assurances that such Common Areas or Improvements will be established.

Declarant hereby reserves all rights, powers, and authority granted to it in the Declaration. All property subject to this Supplemental Declaration shall be subject to the terms and conditions of the Declaration.

Dated this 15 day of November, 2019.

DECLARANT:
Salisbury Developers, Inc.

[Signature]

By: Rick Salisbury
Its: President

STATE OF UTAH,)

:SS.

County of Washington.)

On this the 15 day of November, 2019, before me
Justin Gee, a Notary Public, personally appeared Rick
Salisbury, proved on the basis of satisfactory evidence to be the person whose name is
subscribed to in this document, and acknowledged they executed the same.



[Signature]
Notary Public

EXHIBIT A
LEGAL DESCRIPTION
SAGE CANYON – PHASE 6 SUBDIVISION

BEGINNING AT THE NORTHEASTERLY BOUNDARY CORNER OF SAGE CANYON – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 315.631 FEET AND SOUTH 01°16'17" WEST 1664.152 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE NORTH 63°57'45" EAST 98.702 FEET; THENCE NORTH 63°03'07" EAST 98.050 FEET; THENCE NORTH 63°02'54" EAST 145.375 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 63°02'55" WEST); THENCE ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°06'56", A DISTANCE OF 10.102 FEET; THENCE SOUTH 26°50'09" EAST 231.971 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°13'47", A DISTANCE OF 20.068 FEET; THENCE SOUTH 26°36'22" EAST 76.040 FEET; THENCE NORTH 63°23'38" EAST 17.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 63°23'38" EAST); THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; THENCE SOUTH 26°36'22" EAST 45.000 FEET; THENCE SOUTH 58°37'49" WEST 30.104 FEET; THENCE SOUTH 26°36'22" EAST 137.305 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY; THENCE SOUTH 64°28'13" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 329.834 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAGE CANYON – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SAGE CANYON – PHASE 3 AND PHASE 4 SUBDIVISION THE FOLLOWING (6) SIX COURSES: (1) NORTH 25°31'46" WEST 131.724 FEET; (2) NORTH 25°47'43" WEST 50.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 25°47'43" WEST); (3) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 5865.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°08'20", A DISTANCE OF 14.217 FEET; (4) NORTH 25°50'21" WEST 250.865 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 25°50'21" WEST); (5) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 5426.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°09'25", A DISTANCE OF 14.855 FEET; AND (6) NORTH 25°40'57" WEST 103.343 FEET TO THE POINT OF BEGINNING.

CONTAINS 181,075 SQ. FT., (4.157 ACRES)