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Russell Shirts Washington County Recorder
08/19/2020 02:58:34 PM Fee \$ 40.00
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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 11 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 Areas 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 1 day of June, 2020.

DECLARANT:
Salisbury Developers, Inc.

[Signature]
By: Rick Salisbury
Its: President

STATE OF UTAH,)

:SS.

County of Washington.)

On this the 1 day of June, 2020, 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 11 SUBDIVISION

BEGINNING AT THE SOUTHWESTERLY BOUNDARY CORNER OF THE SAGE CANYON – PHASE 10 SUBDIVISION AND POINT ON THE EASTERLY BOUNDARY OF THE SAGE CANYON – PHASE 6 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 737.094 FEET AND SOUTH 01°16'57" WEST 1726.970 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 ALONG SAID SAGE CANYON – PHASE 10 SUBDIVISION BOUNDARY THE FOLLOWING (11) ELEVEN COURSES: (1) NORTH 63°17'27" EAST 17.500 FEET; (2) NORTH 63°23'38" EAST 102.531 FEET; (3) NORTH 63°16'45" EAST 88.000 FEET; (4) NORTH 63°20'40" EAST 88.000 FEET; (5) NORTH 65°16'53" EAST 176.120 FEET; (6) NORTH 63°23'38" EAST 102.505 FEET; (7) SOUTH 26°36'22" EAST 5.771 FEET; (8) NORTH 63°23'38" EAST 45.000 FEET; (9) NORTH 64°28'13" EAST 447.944 FEET; (10) NORTH 64°50'35" EAST 99.370 FEET; AND (11) NORTH 64°37'55" EAST 25.000 FEET; THENCE SOUTH 25°22'05" EAST 276.144 FEET; THENCE SOUTH 22°18'54" EAST 19.702 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 22°18'54" EAST); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 4150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°12'53", A DISTANCE OF 232.844 FEET; AND (2) SOUTH 64°28'13" WEST 944.417 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID SAGE CANYON – PHASE 6 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (7) SEVEN COURSES: (1) NORTH 26°36'22" WEST 137.305 FEET; (2) NORTH 58°37'49" EAST 30.104 FEET; (3) NORTH 26°36'22" WEST 45.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 26°36'22" WEST); (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; (5) SOUTH 63°23'38" WEST 17.500 FEET; (6) NORTH 26°36'22" WEST 76.040 FEET TO A POINT OF CURVATURE; AND (7) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°06'10", A DISTANCE OF 8.993 FEET TO THE POINT OF BEGINNING.

CONTAINS 343,898 SQ. FT., (7.895 ACRES)

SAGE CANYON PHASE 11 FINAL PLAT BOUNDARY

BEGINNING AT THE SOUTHWESTERLY BOUNDARY CORNER OF THE SAGE CANYON – PHASE 10 SUBDIVISION AND POINT ON THE EASTERLY BOUNDARY OF THE SAGE CANYON – PHASE 6 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 737.094 FEET AND SOUTH 01°16'57" WEST 1726.970 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 ALONG SAID SAGE CANYON – PHASE 10 SUBDIVISION BOUNDARY THE FOLLOWING (11) ELEVEN COURSES: (1) NORTH 63°17'27" EAST 17.500 FEET; (2) NORTH 63°23'38" EAST 102.531 FEET; (3) NORTH 63°16'45" EAST 88.000 FEET; (4) NORTH 63°20'40" EAST 88.000 FEET; (5) NORTH 65°16'53" EAST 176.120 FEET; (6) NORTH 63°23'38" EAST 102.505 FEET; (7) SOUTH 26°36'22" EAST 5.771 FEET; (8) NORTH 63°23'38" EAST 45.000 FEET; (9) NORTH 64°28'13" EAST 447.944 FEET; (10) NORTH 64°50'35" EAST 99.370 FEET; AND (11) NORTH 64°37'55" EAST 25.000 FEET; THENCE SOUTH 25°22'05" EAST 276.144 FEET; THENCE SOUTH 22°18'54" EAST 19.702 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN PARKWAY AND A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 22°18'54" EAST); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 4150.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°12'53", A DISTANCE OF 232.844 FEET; AND (2) SOUTH 64°28'13" WEST 944.417 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID SAGE CANYON – PHASE 6 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (7) SEVEN COURSES: (1) NORTH 26°36'22" WEST 137.305 FEET; (2) NORTH 58°37'49" EAST 30.104 FEET; (3) NORTH 26°36'22" WEST 45.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 26°36'22" WEST); (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; (5) SOUTH 63°23'38" WEST 17.500 FEET; (6) NORTH 26°36'22" WEST 76.040 FEET TO A POINT OF CURVATURE; AND (7) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°06'10", A DISTANCE OF 8.993 FEET TO THE POINT OF BEGINNING.

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