

When recorded return to:

Woodland Estates Washington Fields, LLC  
PO Box 911591  
St. George, Utah 84791



Affects A Portion of Parcel No. \_\_\_\_\_

SG-5-2-34-4101 **DECLARATION OF ANNEXATION FOR WOODLAND ESTATES PATIO HOMES, PHASE 2**

THIS DECLARATION OF ANNEXATION FOR WOODLAND ESTATES PATIO HOMES, PHASE 2 is made and executed this 30<sup>th</sup> day of Aug, 2020, by WOODLAND ESTATES WASHINGTON FIELDS, LLC, a Utah limited liability company ("Declarant"), in its capacity as the owner and developer of the real property described in Exhibit "A" attached hereto.

ANNEXATION

Declarant hereby annexes the real property described in Exhibit "A" attached hereto as a part of, and declares its intention that the property shall be subject to the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Woodland Estates, a planned mixed density residential development, that was recorded in the Official Records on file in the Office of the Recorder of Washington County, State of Utah on the 14<sup>th</sup> day of April, 2020, as Document #20200018184 ("Master Declaration").

Declarant further hereby annexes the real property described in Exhibit "A" attached hereto as a part of, and declares its intention that the property shall also be subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Woodland Estates Patio Homes, a Patio Home Neighborhood located within Woodland Estates, a planned mixed density residential development, that was recorded in the Official Records on file in the Office of the Recorder of Washington County, State of Utah on the 2<sup>nd</sup> day of July, 2020, as Document #20200033781 ("Patio Home Sub-Declaration").

IN WITNESS WHEREOF, the undersigned hereunto set its hand this 30<sup>th</sup> day of Aug, 2020.

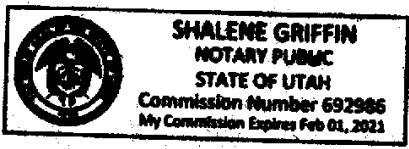
**DECLARANT:**

WOODLAND ESTATES WASHINGTON FIELDS, LLC  
a Utah limited liability company

By: Darcy Stewart  
Its: managing member

STATE OF UTAH )  
  )ss:  
COUNTY OF WASHINGTON )

On this 30<sup>th</sup> day of Aug, 2020, personally appeared before me, Darcy Stewart being by me duly sworn did say that he/she is a managing member of Woodland Estates Washington Fields, LLC, a Utah limited liability company, and that he/she executed the foregoing Declaration of Annexation for Woodland Estates Patio Homes, Phase 2 on behalf of said limited liability company being authorized and empowered to do so by the Operating Agreement of said company, and he/she did acknowledge to me that such company executed the same for the uses and purposes stated therein.



Shalene Griffin  
NOTARY PUBLIC



Exhibit "A"

Beginning at a point on the east line of Woodland Estates Townhomes Phase 1, said point being the southwest corner of Woodland Estates Patio Homes Phase 1, said point also being North 00°50'38" East 1,560.18 feet along the section line and East 1,318.57 feet from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence easterly the following (7) courses along the southerly line of said Woodland Patio Homes Phase 1;

- thence South 89°18'43" East 35.00 feet;
- thence Northeast 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears South 89°18'43" East, long chord bears North 45°41'32" East 28.29 feet with a central angle of 90°00'30");
- thence South 89°18'12" East 87.03 feet;
- thence Southeast 23.56 feet along an arc of a 15.00 foot radius curve to the right (center bears South 00°41'17" West, long chord bears South 44°18'43" East 21.21 feet with a central angle of 90°00'00");
- thence South 89°18'43" East 45.00 feet;
- thence North 00°41'17" East 23.20 feet;
- thence South 88°56'53" East 440.06 feet;
- thence South 01°03'07" West 75.67 feet;
- thence South 88°58'01" East 26.17 feet;
- thence South 01°03'07" West 194.84 feet;
- thence North 88°56'35" West 666.55 feet easterly line of Woodland Estates Townhomes Phase 1;
- thence North 00°41'17" East 240.98 feet to along said easterly line of Woodland Estates Townhomes Phase 1 the Point of Beginning.

Containing 175,241 square feet or 4.02 acres.



April 2, 2020