

CCR Annexation Page 1 of 3  
Gary Christensen Washington County  
Recorder  
04/06/2022 03:46:58 PM Fee \$40.00 By  
EAGLE GATE TITLE INSURANCE AGENCY, INC.

**DECLARATION OF ANNEXATION OF RIVERBEND AT SUNRISE VALLEY  
SUBDIVISION, PHASE 2 TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF RIVERBEND AT SUNRISE VALLEY  
SUBDIVISION, PHASE 1**

DECLARANT, RED WATERS 2 LLC, a Utah Limited Liability Company, hereby elects to annex, and to subject to the provisions of the Declaration of Covenants, Conditions and Restrictions of Riverbend at Sunrise Valley Subdivision, Phase 1, as recorded in the Office of the Washington County Recorder and recorded as Document #20210025600, pgs 1-52, April 9, 2021, all of the real property described in Exhibit A, attached hereto, and by this reference made a part hereof, to be known as, "Riverbend at Sunrise Valley Subdivision, Phase 2."

This annexation shall be accomplished by filing this Declaration annexing the described real property in Exhibit A in the public records of Washington County, Utah and by recording the Riverbend at Sunrise Valley Subdivision Plat, Phase 2, all as provided by the laws of the State of Utah and the appropriate municipal ordinances.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Annexation of Riverbend at Sunrise Valley Subdivision, Phase 2, to the Declaration of Covenants, Conditions and Restrictions of Riverbend at Sunrise Valley Subdivision, Phase 1, this 4th day of April 2022.



**EXHIBIT A**  
**(RIVERBEND AT SUNRISE VALLEY PH 2)**

Beginning at a point that lies North 88°50'31" West along the section line 896.11 feet and due South 1577.95 feet from the Northeast Corner of Section 19, Township 42 South, Range 14 West, Salt Lake Base and Meridian, and running thence South 43°44'30" East 782.25 feet; thence South 46°14'49" West 74.02 feet; thence southwesterly along a 980.00 foot radius curve to the left, (long chord bears South 41°16'13" West a distance of 170.03 feet), center point lies South 43°45'11" East through a central angle of 09°57'12", a distance of 170.24 feet; thence southwesterly along a 420.00 foot radius reverse curve to the right, (long chord bears South 51°09'28" West a distance of 215.48 feet), center point lies North 53°42'23" West through a central angle of 29°43'42", a distance of 217.92 feet; thence North 27°23'26" West 113.42 feet; thence northwesterly along a 275.00 foot radius curve to the left, (long chord bears North 35°34'19" West a distance of 78.27 feet), center point lies South 62°36'34" West through a central angle of 16°21'45", a distance of 78.53 feet; thence North 43°45'11" West 131.02 feet; thence South 45°06'23" West 84.65 feet; thence North 46°01'59" West 102.71 feet; thence South 43°58'01" West 91.48 feet; thence North 46°01'59" West 155.00 feet; thence South 43°58'01" West 73.33 feet; thence North 46°01'59" West 85.00 feet; thence North 43°22'56" West 105.69 feet; thence North 45°59'15" West 69.43 feet; thence North 43°58'01" East 525.39 feet; thence South 43°45'11" East 68.91 feet; thence North 46°14'49" East 155.17 feet to the point of beginning.

Containing 454,402 square feet or 10.43 acres.

(Proposed "RIVERBEND AT SUNRISE VALLEY PHASE 2)

Tax Serial No. W-RASV-2