

3

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Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
06/08/2022 03:00:10 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



After recording please mail to:
3000 East Holdings, L.L.C.,
120 East St. George Blvd, Suite 301
St. George, Utah 84770

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE ARBORS - PHASE 15**

3000 EAST HOLDINGS, L.L.C., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for The Arbors Subdivision, dated February 17 2017, and recorded on the records of the Washington County Recorder on April 6, 2017, as Document Number 20170014045 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for the Arbors Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Arbors 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.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this _____ day of _____, 20____.


DECLARANT:
3000 EAST HOLDINGS, L.L.C.


By: John Ryan Thomas
Its: Manager of 3000 EAST HOLDINGS, L.L.C.

STATE OF UTAH,)
 :SS.
County of Washington.)

On this the 4th day of April, 2022, before me Logan Blake, a notary public, personally appeared John Ryan Thomas, 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.




NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION
THE ARBORS - PHASE 15**

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, AS DEDICATED ON THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AS ENTRY NO. 00237929 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°52'37" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 437.940 FEET AND NORTH 89°07'23" WEST 25.000 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTH WEST CORNER AND THE SOUTH EAST CORNER OF SAID SECTION 10), AND RUNNING THENCE NORTH 89°07'23" WEST 31.201 FEET; THENCE NORTH 88°42'38" WEST 1000.849 FEET; THENCE SOUTH 01°17'22" WEST 2.376 FEET; THENCE NORTH 88°42'38" WEST 265.000 FEET; THENCE NORTH 82°04'30" WEST 100.674 FEET; THENCE NORTH 78°36'05" WEST 101.577 FEET; THENCE NORTH 73°28'35" WEST 103.642 FEET; THENCE NORTH 88°42'38" WEST 115.000 FEET; THENCE SOUTH 01°17'22" WEST 17.769 FEET; THENCE NORTH 88°42'38" WEST 246.994 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 00414564, IN BOOK 678, AT PAGE 749A, IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°48'21" EAST ALONG SAID EAST LINE AND LINE EXTENDED, A DISTANCE OF 188.413 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 233, AT PAGE 872, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88°48'04" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2.594 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°44'33" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 288.916 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEEGMILLER DRIVE ROADWAY DEDICATION, RECORDED AS ENTRY NO. 00237929 IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) SOUTH 53°55'13" EAST 423.269 FEET TO A POINT OF CURVATURE; (2) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 705.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°45'45", A DISTANCE OF 440.042 FEET; AND (3) SOUTH 89°40'58" EAST 1197.946 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3000 EAST STREET, AS DEDICATED ON SAID SEEGMILLER DRIVE ROADWAY DEDICATION; THENCE SOUTH 00°52'37" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 166.545 FEET TO THE POINT OF BEGINNING.

CONTAINS 379,657 SQ. FT., (8.716 ACRES)