

When recorded return to:

Sky Mountain Holdings, LLC  
3535 Sugar Leo Road  
St. George, UT 84790

Parcel # H-3-1-83-447-A

**DECLARATION OF ANNEXATION**

This Declaration of Annexation is made on the date set forth below by Sky Mountain Holdings, LLC ("Declarant").

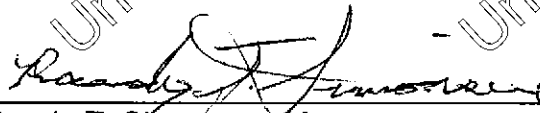
**DECLARATION, INTENT AND BINDING EFFECT**

Declarant owns certain real property within Washington County, State of Utah, that is more particularly described on Exhibit "A", which is attached hereto and incorporated herein by this reference. Declarant now desires and intends to protect the value and desirability of said Property as a harmonious and attractive residential subdivision. Therefore, Declarant hereby declares and submits the Property as "Additional Property" to be included in and subject to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions for Firerock Subdivision previously recorded as Document Number 20200014807 in the Office of the Washington County Recorder in and for Washington County, State of Utah, on or about March 25, 2020 (the "Declaration"). Hereafter, the Property shall be annexed into the Firerock Subdivision and shall be held, used, sold, conveyed and occupied subject to the covenants, conditions and restrictions of the Declaration and to the Plat recorded concurrently herewith. The covenants, conditions and restrictions in the Declaration as expanded hereby shall be construed as covenants of equitable servitude; shall run with the land and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns; and shall inure to the benefit of each Owner thereof.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration of Annexation on June 28, 2022.

Declarant:

Sky Mountain Holdings, LLC

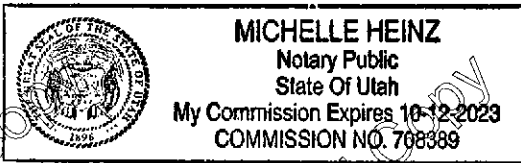


Randy T. Simonisen, Manager

Notary Block to Follow

STATE OF UTAH )  
 )  
 :SS  
 WASHINGTON COUNTY )

On June 28, 2022, personally appeared before me Randy T. Simonsen, being personally known to me, the duly authorized Manager of Sky Mountain Holdings, LLC, a Utah limited liability company, and executed the foregoing Declaration of Annexation for the purposes stated therein.



*[Handwritten Signature]*  
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NOTARY PUBLIC

## Exhibit "A"

BEGINNING AT THE NORTHWEST CORNER OF FIREROCK PHASE 2 SUBDIVISION OF OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 00°54'34" EAST, 815.14 FEET ALONG THE WEST SECTION LINE AND SOUTH 89°05'26" EAST, 874.58 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF ZION VILLAGE TOWNHOMES P.O.D PHASE 2 OF SAID OFFICIAL RECORDS, AND RUNNING THENCE ALONG SAID EASTERLY BOUNDARY IN THE FOLLOWING FOUR (4) COURSES: NORTH 27°18'34" EAST, 50.81 FEET TO THE POINT OF CURVATURE OF A 160.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.91 FEET THROUGH A CENTRAL ANGLE OF 67°39'00"; THENCE NORTH 40°20'26" WEST, 122.45 FEET; THENCE NORTH 00°57'26" WEST, 203.01 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 84°58'42" EAST, 96.72 FEET; THENCE NORTH 83°53'02" EAST, 52.01 FEET; THENCE NORTH 78°30'21" EAST, 697.90 FEET; THENCE NORTH 13°26'51" WEST, 28.28 FEET; THENCE NORTH 76°33'09" EAST, 52.00 FEET; THENCE NORTH 75°25'20" EAST, 122.57 FEET; THENCE SOUTH 13°16'55" EAST 80.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FIREROCK PHASE 1 SUBDIVISION OF SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY IN THE FOLLOWING NINE (9) COURSES: SOUTH 77°06'07" WEST, 10.89 FEET; THENCE SOUTH 17°07'02" WEST, 28.87 FEET; THENCE SOUTH 45°02'53" EAST, 45.37 FEET; THENCE SOUTH 12°53'53" EAST, 206.42 FEET; THENCE SOUTH 08°10'44" EAST, 89.54 FEET; THENCE SOUTH 04°16'55" EAST, 89.14 FEET; THENCE SOUTH 87°54'04" WEST, 171.00 FEET TO THE POINT OF CURVATURE OF A 999.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT LIES SOUTH 87°54'04" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.39 FEET THROUGH A CENTRAL ANGLE OF 03°00'17"; THENCE SOUTH 00°54'22" WEST, 26.15 FEET TO THE NORTHEAST CORNER OF FIREROCK PHASE 2 SUBDIVISION OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING FIVE (5) COURSES: SOUTH 78°30'21" WEST, 686.63 FEET; THENCE NORTH 69°24'14" WEST, 50.00 FEET TO THE POINT OF CURVATURE OF A 260.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT LIES NORTH 69°24'14" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.46 FEET THROUGH A CENTRAL ANGLE OF 06°42'48"; THENCE SOUTH 27°18'34" WEST, 42.46 FEET; THENCE NORTH 62°41'25" WEST, 100.88 FEET TO THE NORTHWEST CORNER OF SAID FIREROCK PHASE 2 SUBDIVISION AND THE POINT OF BEGINNING.

CONTAINS 12.525 ACRES.