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DOC # 20230026294

Supplemental Declaration Page 1 of 3
Gary Christensen Washington County Recorder
08/31/2023 11:50:23 AM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



After recording please mail to:
Quality Properties, Inc.
1472 East 3950 South
St. George, Utah 84790

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
WEBB ACRES - PHASE 3**

Quality Properties, Inc., a Utah corporation, as Declarant, pursuant to Article 2.4 of the Declaration of Covenants, Conditions, and Restrictions for The Webb Acres Subdivision, dated January 11, 2019, and recorded on the records of the Washington County Recorder on February 21, 2019, as Document Number 20190006290 ("Declaration"), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for the Webb Acres Subdivision.

Declarant hereby adds the following described additional land located in Washington County, State of Utah to The Webb Acres 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 Supplementary Declaration shall be subject to the terms and conditions of the Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto executed this Declaration this 17th day of August, 2023.

DECLARANT:

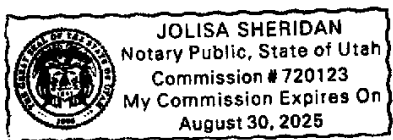
QUALITY PROPERTIES, INC.

Ed Burgess
By: Ed Burgess
Its: President

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

On this the 17 day of August, 2023, before me Jolisa Sheridan, a notary public, personally appeared Ed Burgess, 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.

Jolisa Sheridan
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION
WEBB ACRES - PHASE 3**

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°42'38" WEST ALONG THE QUARTER SECTION LINE AND THE NORTHERLY BOUNDARIES OF THE ASPEN ESTATES - PHASE 8 AND ASPEN ESTATES – PHASE 10 SUBDIVISIONS, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 1185.817 FEET TO THE SOUTHEAST CORNER OF THE WEBB ACRES SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 04°15'04" WEST 132.086 FEET; AND (2) NORTH 00°56'25" EAST 267.951 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF THE WEBB ACRES – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 89°03'35" EAST 178.642 FEET; (2) NORTH 00°56'26" EAST 23.006 FEET; (3) SOUTH 89°04'03" EAST 989.574 FEET; AND (4) SOUTH 88°59'50" EAST 30.345 FEET; TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 88°40'51" EAST); THENCE ALONG THE ARC OF A 420.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°04'18", A DISTANCE OF 213.106 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 421.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°45'34", A DISTANCE OF 240.710 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 88°24'08" WEST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 123.002 FEET TO THE POINT OF BEGINNING.

CONTAINS 533,742 SQ. FT., 12.253 ACRES