

DOC # 20240012792

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
04/25/2024 02:56:57 PM Fee \$ 40.00
By SOUTHERN UTAH TITLE COMPANY



After recording please mail to:
Desert Canyons Development, Inc.
1472 East 3950 South
St. George, Utah 84790

**SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
DESERT CLIFFS – PHASE 3B SUBDIVISION**

DESERT CANYONS DEVELOPMENT, INC., as Declarant, pursuant to Article 13 of the Declaration of Covenants, Conditions, and Restrictions for Desert Cliffs Subdivision, dated the 8th day of March, 2021, and recorded on the records of the Washington County Recorder on April 1, 2021, as Document Number 20210023386 “Declaration”), hereby files this Supplementary Declaration of Covenants, Conditions, and Restrictions for Desert Cliffs.

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

EXHIBIT A
LEGAL DESCRIPTION
DESERT CLIFFS – PHASE 3B

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE DESERT CLIFFS – PHASE 2A & 3A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 01°10'49" EAST ALONG THE SECTION LINE, A DISTANCE OF 1173.098 FEET AND NORTH 88°49'11" WEST 1703.948 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°45'30" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 35), AND RUNNING THENCE ALONG THE BOUNDARY OF SAID DESERT CLIFFS – PHASE 2A & 3A SUBDIVISION THE FOLLOWING (8) EIGHT COURSES: (1) SOUTH 22°24'20" EAST 166.093 FEET; (2) SOUTH 12°21'25" EAST 361.848 FEET; (3) NORTH 77°23'34" EAST 63.665 FEET; (4) NORTH 65°58'32" EAST 31.996 FEET; (5) NORTH 68°30'30" EAST 84.487 FEET; (6) SOUTH 72°43'13" EAST 26.277 FEET; (7) NORTH 21°24'40" EAST 91.328 FEET; AND (8) NORTH 32°06'32" EAST 35.020 FEET; THENCE SOUTH 24°30'09" WEST 32.599 FEET; THENCE SOUTH 17°16'47" WEST 104.889 FEET; THENCE SOUTH 28°08'01" WEST 73.897 FEET; THENCE SOUTH 14°41'51" WEST 122.696 FEET; THENCE SOUTH 23°48'22" WEST 198.777 FEET; THENCE SOUTH 50°06'04" WEST 62.391 FEET; THENCE SOUTH 55°40'06" WEST 89.509 FEET; THENCE SOUTH 87°58'05" WEST 80.859 FEET; THENCE NORTH 79°13'12" WEST 113.691 FEET; THENCE NORTH 74°17'50" WEST 58.928 FEET; THENCE NORTH 43°40'42" WEST 80.859 FEET; THENCE NORTH 13°52'29" WEST 73.927 FEET; THENCE NORTH 29°41'30" EAST 134.391 FEET; THENCE NORTH 17°52'21" EAST 109.421 FEET; THENCE NORTH 10°51'26" WEST 264.912 FEET; THENCE NORTH 32°23'39" WEST 78.701 FEET TO THE SOUTHERLY BOUNDARY OF THE DESERT CLIFFS – PHASE 2A SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (5) FIVE COURSES: (1) NORTH 36°30'31" EAST 44.192 FEET; (2) NORTH 43°16'26" EAST 145.044 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 43°16'26" WEST); (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 322.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°31'08", A DISTANCE OF 8.550 FEET; (4) NORTH 41°45'18" EAST 117.356 FEET; AND (5) SOUTH 66°31'19" EAST 45.842 FEET TO THE POINT OF BEGINNING.

CONTAINS 314,443 SQ. FT., (7.219 ACRES)