



W2824361

EH 2824361 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
01-NOV-16 429 PM FEE \$12.00 DEP JKC
REC FOR: BROCK LDOMIS

**DECLARATION OF ANNEXATION
EDGEWATER BEACH RESORT
(PHASE 2)**

HWL EDGEWATER, LLC, a Utah limited liability company, Declarant under that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgewater Beach Resort, filed of record on September 24, 2014, as Entry No. 2704024 of the Official Weber County Records (the "Declaration") hereby exercises its rights and privileges under said Declaration as follows:

1. Pursuant to Article III of the Declaration, Declarant hereby annexes as Additional Land (as defined in the Declaration) the property located in Weber County, State of Utah and more specifically described in Exhibit "A" attached hereto and incorporated herein by reference.

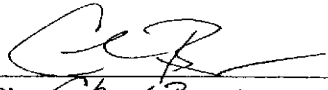
2. All lot owners in the new phases described above will be subject to all rights, powers, privileges, covenants, restrictions, easements, charges, and liens as set forth in the original Declaration. The annexed land is to be held, sold, conveyed, encumbered, occupied, and approved as part of the Property, subject to the Declaration.

3. Declarant continues to reserve all rights to expand, and such other rights as are conferred upon Declarant in the Declaration.

Dated this 30th day of September, 2016:

DECLARANT:

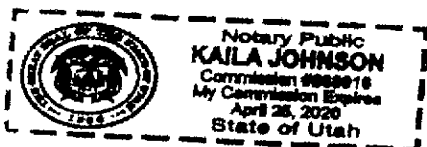
HWL EDGEWATER, LLC,
a Utah limited liability company

By: 
Name: Chad Bassinger
Its: Manager

STATE OF UTAH)
)
COUNTY OF DAVIS)

ss:

On the 30th day of September, 2016, personally appeared before me Chad Bassinger, the Manager of HWL Edgewater, LLC, a Utah limited liability company, the signor of the foregoing document, who acknowledged to me that he/she executed the same pursuant to proper authority.




Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

The property referred to herein is commonly known as "Edgewater Beach Resort - Phase 2" and is situated in the County of Weber, State of Utah, and is described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE SOUTHEAST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT AND LIES N00°25'49"E 116.29 FEET AND S89°34'11"E 379.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TEN (10) COURSES: (1) N14°34'00"E 121.64 FEET; (2) N70°43'57"W 63.32 FEET; (3) N17°56'43"E 115.86 FEET; (4) N06°58'25"E 95.65 FEET; (5) N18°32'05"W 88.52 FEET; (6) N13°34'41"W 26.00 FEET; (7) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.64 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF N60°20'46"W, AND A CHORD LENGTH OF 20.55 FEET; (8) N17°38'34"W 8.59 FEET; (9) S72°01'51"W 28.00 FEET; (10) N17°58'09"W 66.23 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.87 FEET, A RADIUS OF 66.72 FEET, A CHORD BEARING OF N46°55'45"E, AND A CHORD LENGTH OF 80.71 FEET; THENCE N72°01'51"E 211.70 FEET; THENCE S60°22'18"E 75.49 FEET; THENCE S89°39'30"E 47.12 FEET TO THE WEST LINE OF THE UNITED STATES OF AMERICA PROPERTY; THENCE ALONG SAID PROPERTY, S00°20'30"W 670.72 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG A NON-TANGENT CURVE ON SAID NORTHERLY RIGHT OF WAY LINE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 292.43 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N77°42'36"W, AND A CHORD LENGTH OF 292.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,238 SQUARE FEET OR 4.436 ACRES.

20-155-0001 THEN 0042 *BA*
(20-013-0023)