



ENT 4674:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jan 12 9:31 am FEE 40.00 BY TM
RECORDED FOR BACKLAND AND DEVELOPME

WHEN RECORDED, RETURN TO:

Meadows at Jessie's Brook, LLC
Attn: Legal
11650 S. State Street, Suite 300
Draper, Utah 84020
801.922.5002

**DECLARATION OF ANNEXATION TO
MEADOWS AT JESSIE'S BROOK, LLC
PHASE 4**

THIS DECLARATION OF ANNEXATION TO MEADOWS AT JESSIE'S BROOK is filed on the date evidenced below by Meadows at Jessie's Brook, LLC, as the Declarant ("**Declarant**" or "**Jessie's Brook**") of the subdivision pursuant to the Declaration (as defined below).

RECITALS

A. Whereas, a Declaration of Covenants, Conditions and Restrictions for the Jessie's Brook Subdivision was recorded on August 27, 2019, as Entry No. 82955:2019 in the Recorder's Office for Utah, County (as may be amended from time to time, the "**Declaration**").

B. Whereas, a Plat for Jessie's Brook Phase 4 was recorded on July 16, 2021, as Entry No. 2021-126098, in the Recorder's Office for Utah County ("**Phase 4 Plat**");

C. Whereas, under Article VII of the Declaration, Declarant reserved an option to expand the Project (as defined in the Declaration) and annex additional property into the Project at any time.

D. Whereas, Declarant is the fee simple owner of record of that certain real property known as Meadows at Jessie's Brook Phase 4 described with particularity on Exhibit A attached hereto and incorporated herein by this reference ("**Phase 4**") with authority to annex the property described herein.

E. Whereas, the undersigned desires to expand the Project by annexing the Phase 4 Additional Property into the Project.

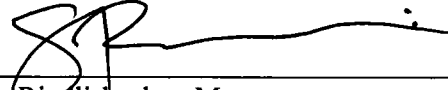
NOW THEREFORE, Declarant hereby declares as follows:

1. The Phase 4 Additional Property, as described in Exhibit A, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed into the Property, as "**Property**" is defined in the Declaration, and is to be held, transferred, sold, conveyed, and occupied as a part of the Project.

2. Except as amended by the provisions of this Declaration of Annexation, the Declaration shall remain unchanged, and together with this Declaration of Annexation shall constitute the covenants, conditions and restrictions for the Property.

IN WITNESS WHEREOF, the Declarant has executed this instrument the 10th day of January, 2022.

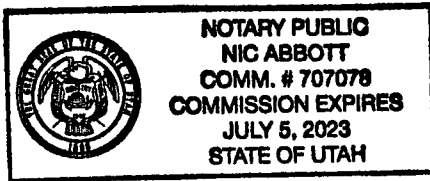
DECLARANT:
MEADOWS AT JESSIE'S BROOK, LLC
By: Shon D. Rindlisbacher,
Its Manager

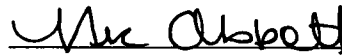


Shon D. Rindlisbacher, Manager

STATE OF UTAH)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 10th day of JANUARY, 2022, by SHON RINDLISBACHER, the manager of Meadows at Jessie's Brook, LLC, on behalf of such company.





Notary Public

EXHIBIT A

Legal Description

All Lots and Common Area, MEADOWS AT JESSIE'S BROOK PHASE 4, according to the official plat thereof recorded with the office of the Utah County Recorder, State of Utah.

Comprising of Lots 401-414
Contains approximately 4.837 ACRES

Boundary Description

BEGINNING AT A POINT BEING SOUTH 00°36'05" EAST, ALONG THE SECTION LINE, 557.75 FEET AND NORTH 89°40'00" WEST 54.88 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 04°53'20" WEST 199.25 FEET; THENCE NORTH 89°52'52" EAST 128.03 FEET; THENCE SOUTH 00°33'11" EAST 122.89 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 24.56 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°48'24", (CHORD BEARS SOUTH 46°21'09" WEST 21.91 FEET); THENCE SOUTH 02°15'59" EAST 59.05 FEET TO A POINT ON A 15.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 23.08 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°09'45", (CHORD BEARS SOUTH 45°12'05" EAST 20.87 FEET); THENCE SOUTH 01°07'17" EAST 85.94 FEET TO THE NORTH LINE OF JESSIE'S BROOK PLAT "A" AS RECORDED ON APRIL 13, 2005 AS ENTRY NO. 39096:2005 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE, ALONG THE SAID NORTH LINE, THE FOLLOWING THREE (3) COURSES: (1) WEST 309.28 FEET, (2) SOUTH 41°34'16" WEST 111.71 FEET, (3) NORTH 80°00'00" WEST 115.98 FEET TO THE EAST LINE OF A 66.00 FOOT RIGHT-OF-WAY LINE OF UTAH SOUTHERN RAILROAD; THENCE ALONG SAID EAST LINE OF UTAH SOUTHERN RAILROAD, NORTHERLY 565.51 FEET ALONG THE ARC OF A 5813.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°34'26", (CHORD BEARS NORTH 06°55'43" EAST 565.29 FEET); THENCE SOUTH 89°40'00" EAST 314.22 FEET TO THE POINT OF BEGINNING.