

DOC # 20180021963

CCR Annexation Page 1 of 2
Russell Smith's Washington County Recorder
05/25/2018 03:02:37 PM Fee \$ 12.00
By SOUTHERN UTAH TITLE CO



When Recorded, Return To:

The Ledges at Snow Canyon LLC
Brett Burgess
120 East St. George Blvd., 3rd Floor
St. George, Utah 84770

**DECLARATION OF ANNEXATION
[Escapes at The Ledges - Phase 4]**

The Ledges at Snow Canyon, LLC, as Declarant, hereby files this Declaration of Annexation pursuant to Article 14 of the Neighborhood Declaration for Escapes at The Ledges that was recorded in the Office of the Washington County Recorder, Utah, on February 3, 2015, as DOC # 20150003651, (Escapes at the Ledges Owners Association, "Neighborhood Declaration"). Declarant desires to and does hereby annex into the neighborhood known as Escapes at The Ledges the real property described in Exhibit A, attached hereto (the "Property"). The Property shall be subject to the Neighborhood Declaration referred to above, including any amendments and annexations thereto. Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand this 28th day of MARCH, 2018.

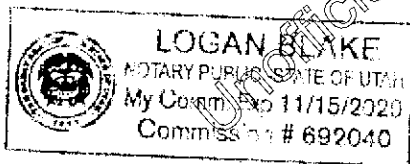
DECLARANT:

THE LEDGES AT SNOW CANYON, LLC
a Utah limit liability company

By [Signature]
Brett Burgess, Manager

STATE OF UTAH)
) :SS
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 28 day of March, 2018, by Brett Burgess, as Manager of Ledges at Snow Canyon, LLC, a Utah limited liability company.



[Signature]
Notary Public

EXHIBIT A
[Escapes at The Ledges Phase 4]

BEGINNING AT A POINT SOUTH 88°48'45" EAST 1731.105 FEET ALONG THE SECTION LINE AND SOUTH 1148.238 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 27 AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), SAID POINT BEING ON THE WESTERLY BOUNDARY OF THE LEDGES OF ST. GEORGE WHITE ROCKS – PHASE 1 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON TREE DRIVE AND RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY AND THE WESTERLY BOUNDARIES OF THE LEDGES OF ST. GEORGE WHITE ROCKS – PHASES 3 & 5 SUBDIVISIONS AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (11) ELEVEN COURSES: (1) SOUTH 09°07'08" WEST 161.047 FEET; (2) SOUTH 04°36'25" WEST 78.387 FEET; (3) SOUTH 01°28'02" EAST 80.053 FEET; (4) SOUTH 07°39'13" EAST 80.040 FEET; (5) SOUTH 13°17'07" EAST 74.292 FEET; (6) SOUTH 24°57'03" WEST 66.952 FEET; (7) SOUTH 28°49'10" WEST 70.977 FEET; (8) SOUTH 32°54'16" WEST 71.294 FEET; (9) SOUTH 36°59'19" WEST 71.293 FEET; (10) SOUTH 41°04'27" WEST 71.297 FEET; AND (11) SOUTH 45°09'37" WEST 71.310 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE ESCAPES AT THE LEDGES – PHASE 5 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (15) FIFTEEN COURSES: (1) NORTH 45°16'26" WEST 171.881 FEET; (2) NORTH 46°15'21" WEST 34.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 46°15'21" WEST); (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100°08'20", A DISTANCE OF 34.955 FEET TO A POINT OF COMPOUND CURVATURE; (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 85.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°39'57", A DISTANCE OF 45.494 FEET; (5) NORTH 05°27'04" WEST 133.229 FEET; (6) NORTH 84°34'37" EAST 112.741 FEET; (7) NORTH 05°41'47" WEST 134.140 FEET; (8) NORTH 23°00'33" EAST 71.325 FEET; (9) NORTH 07°38'33" WEST 100.146 FEET; (10) NORTH 68°47'13" EAST 26.998 FEET TO A POINT OF CURVATURE; (11) RUNNING NORTHEASTERLY ALONG THE ARC OF A 135.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°39'42", A DISTANCE OF 13.340 FEET; (12) NORTH 74°26'55" EAST 32.607 FEET; (13) NORTH 15°33'05" WEST 34.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 15°33'05" WEST); (14) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°29'07", A DISTANCE OF 31.934 FEET; AND (15) NORTH 14°03'58" WEST 65.463 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE ESCAPES AT THE LEDGES – PHASE 1 AMENDED SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 75°56'02" EAST 0.952 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 75°56'02" EAST); AND (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 41.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°57'05", A DISTANCE OF 67.230 FEET TO A POINT OF COMPOUND CURVATURE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON TREE DRIVE AND SAID LEDGES OF ST. GEORGE WHITE ROCKS – PHASE 1 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY AND RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) RUNNING EASTERLY ALONG THE ARC OF A 775.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°14'07", A DISTANCE OF 260.181 FEET; AND (2) SOUTH 80°52'47" EAST 24.352 FEET TO THE POINT OF BEGINNING.

CONTAINS 240,393 SQ. FT., (5.519 ACRES)