

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned owners of all the property described herein (Exhibit "A"), having caused the same to be subdivided into lots, and private streets to be hereafter known as

THE LEDGES OF ST. GEORGE - PHASE 10

for good and valuable consideration received, does hereby dedicate and convey to the LEDGES OF ST. GEORGE - PHASE 10, for the common use and enjoyment of its members, but not the use of the general public, all private streets shown on the Official Plat recorded concurrently herewith, in accordance with the terms and conditions of dedications of said private streets as more particularly set forth in the **Ledges of St. George Master Declaration of Covenants, Conditions, and Restrictions**, recorded in the Office of the Washington County Recorder on the 8th day of March, 2005, as Entry No. **20060007014**, which are hereby incorporated and made part of this plat, and do hereby dedicate and convey to the City of St. George easements over, on, under and across all portions shown or referenced on this plat as private streets and easements for the installation and maintenance of public utilities and drainage, reserving, however to the State of Utah the entire interest of the State of Utah in the mineral estate in the Lands so conveyed and dedicated. The undersigned owner hereby warrants to the City of St. George and its successors and assigns, all property dedicated and conveyed herein for the perpetual use of the public against the claims of all persons.

IN WITNESS whereof I have hereunto see my hand this ^{23rd} 13th day of February, 2007.

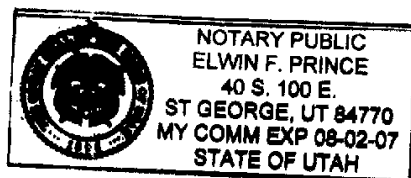
LEDGES PARTNERS, LLC, a Utah limited liability company

By: Hans R. Kuhni

Hans R. Kuhni, Manager

State of Utah)
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 County of Washington)

On the ^{23rd} 22nd day of February, A.D. 2007, personally appeared before me Hans R. Kuhni, who being by me duly sworn, says that he is the Manager of LEDGES PARTNERS, LLC, a Utah Limited Liability Company, the limited liability company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.



Elwin F. Prince
 Notary Public

Exhibit "A" - Legal Description
(Ledges of St. George - Phase 10)

A parcel of land lying in the North One-Half (N½) of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at a brass cap monumenting the Northeast Corner of said Section 27; thence North 88°40'34" West a distance of 2337.54 feet along the Section line; thence South 620.72 feet to the real point on the existing boundary line of the LEDGES "PHASE 6", said point being the real point of beginning; thence along the existing said boundary line of the LEDGES "PHASE 6" the following 8 courses: 1) South 82°31'59" East 146.88 feet; 2) South 78°25'15" East 146.92 feet; 3) South 46°17'55" East 161.24 feet; 4) South 52°47'57" East 150.85 feet; 5) South 46°03'54" East 40.00 feet; 6) North 43°56'06" East 39.63 feet to a point of curvature of a 170.00-foot radius curve to the left; 7) thence Northeasterly a distance of 3.59 feet along the arc of said curve, having a central angle of 01°12'38", subtended by a chord that bears North 43°19'47" East 3.59 feet; 8) South 46°03'54" East 140.04 feet; thence South 40°35'05" West 135.19 feet; thence South 35°55'14" West, 123.05 feet; thence South 32°41'04" West 140.00 feet; thence South 26°23'34" West 127.51 feet; thence South 25°50'43" West 137.28 feet; thence South 26°58'45" West 174.35 feet; thence South 28°54'25" West 108.53 feet; thence South 35°15'35" West 98.36 feet; thence North 46°52'14" West 792.98 feet; thence South 88°47'25" East 50.45 feet; thence North 34°57'11" West 39.19 feet; thence North 72°17'10" West 143.26 feet to a point on the existing boundary line of the LEDGES "PHASE 5"; thence along said boundary line the following 2 courses: 1) North 26°27'34" East 144.11 feet; 2) North 14°20'43" East, 205.73 feet to a point on the existing boundary line of the LEDGES "PHASE 6"; thence along the said boundary line the following 8 courses: 1) South 82°13'00" East 197.46 feet; 2) North 85°09'35" East 40.00 feet; 3) North 04°50'25" West 51.28 feet to a point of curvature of a 170.00-foot radius curve to the left; 4) thence Northwesterly a distance of 26.75 feet along the arc of said curve, having a central angle of 09°00'59", subtended by a chord that bears North 09°20'55" West, 26.72 feet; 5) North 88°54'35" East, 139.84 feet; 6) North 07°50'21" West 46.66 feet; 7) North 08°53'11" East 68.66 feet; 8) North 25°23'35" East 130.24 feet to the point of beginning.
