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LUC

When recorded mail to:  
Ledges Partners, LC  
P.O. Box 530  
St. George, Utah 84771

**DOC # 20070060544**

Notice Page 1 of 3  
Russell Shirts Washington County Recorder  
12/27/2007 11:31:21 AM Fee \$ 74.00  
By SOUTHERN UTAH TITLE CO



## NOTICE OF CHANGE IN SETBACKS

### Recitals:

1. Ledges Partners, LLC, a Utah limited liability company (hereinafter "Ledges Partners") recorded the Official Plat of The Ledges of St. George, Phase 5, (hereinafter "Phase 5") in the Office of the Recorder of Washington County, State of Utah, on April 25, 2006, as Entry No. 20060016178 of Official Washington Records.
2. Ledges Partners recorded the Official Plat of The Ledges of St. George, Phase 6, (hereinafter "Phase 6") in the Office of the Recorder of Washington County, State of Utah, on February 16, 2007, as Entry No. 20070008504 of Official Washington Records.
3. Ledges Partners recorded the Official Plat of The Ledges of St. George, Phase 8, (hereinafter "Phase 8") in the Office of the Recorder of Washington County, State of Utah, on February 16, 2007, as Entry No. 20070008484 of Official Washington Records.
4. Ledges Partners recorded the Official Plat of Ledges of St. George, Phase 10, (hereinafter "Phase 10") in the Office of the Recorder of Washington County, State of Utah, on February 23, 2007, as Entry No. 20079490 of Official Washington Records.
5. The interest of Ledges Partners in Phase 5 was conveyed to Ledges Canyon Rim, LLC, a Utah limited liability company (hereinafter "Ledges Canyon Rim"), by Warranty Deed recorded May 30, 2006, as Entry No. 20060022389 of Official Washington Records.
6. The interest of Ledges Partners in Phases 6, 8 and 10 was conveyed to Ledges Canyon Rim, by Warranty Deed recorded March 8, 2007, as Entry No. 20070012104 of Official Washington Records.
7. The previously recorded plats for Ledges Phases 6, 8 and 10 reflect certain setbacks for front, rear and sideyards. Ledges Canyon Rim, LLC, the current holder of title, has determined that the noted setbacks require certain modifications.

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**SOUTHERN UTAH TITLE COMPANY**  
**ACCOMMODATION RECORDING ONLY**  
**NOT EXAMINED**

Initials RLC

**Notice of Change in setbacks - Page 2 - continued**

8. Now therefore, Ledges Canyon Rim, LLC, does hereby establish the following setbacks on the Plats and lots noted herein:

“All interior side yard setbacks shall be 15.0 feet”,  
“All rear yard setbacks shall be 20.0 feet”, and  
“All front yard setbacks shall be 25.0 feet”.

9. Said revised setbacks shall apply to the following specific property/lots located in Washington County, State of Utah.

**Parcel 1:** (Phase 6)

All of Lots 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 619, 620, and 621, THE LEDGES OF ST. GEORGE - PHASE 6, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

SG-LOSG-6-Lot # (601-617, 619-621)

**Parcel 2:** (Phase 8)

All of Lots 801, 802, 803, 805, 807, 808, 809, 810, 811, and 812, THE LEDGES OF ST. GEORGE - PHASE 8, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.


SG-LOSG-8-Lot # (801, 802, 803, 805, 807, 808, 809, 810, 811, and 812)

**Parcel 3:** (Phase 10)

All of Lots 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030 and 1031 THE LEDGES OF ST. GEORGE - PHASE 10, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

SG-LOSG-10-Lot # (Lots 1001 - 1031)

Continued --

Initials 

WITNESS the hand(s) of said grantor(s), this 20<sup>th</sup> day of December, A. D. 2007.

	LEDGES CANYON RIM, LLC, a Utah Limited Liability Company
	By: <u>Hans R. Kuhni</u>
	Hans R. Kuhni, Manager

**NOTARY**

STATE OF UTAH                    )  
  ss  
County of Washington         )

On the 20<sup>th</sup> day of December, A.D. 2007, personally appeared before me Hans R. Kuhni, Manager of LEDGES CANYON RIM, LLC, a Utah Limited Liability Company and known to me to be members or designated agents of 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.

	<u>David Ord</u>
	Notary Public
My Commission Expires:	Notary Public residing at:

