

3
DOC # 20170007840

CCR Annexation Page 1 of 3
Russell Shirts Washington County Recorder
02/23/2017 10:44:10 AM Fee \$ 14.00
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

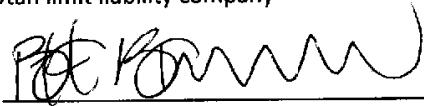
DECLARATION OF ANNEXATION
[Escapes at The Ledges - Phase 3]

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, (the "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 22nd day of October, 2015.

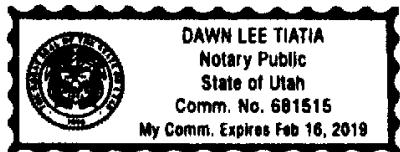
DECLARANT:

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

By 
Brett Burgess, Manager

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 22nd day of October, 2015, by Brett Burgess, as Manager of Ledges at Snow Canyon, LLC, a Utah limited liability company.



A handwritten signature of "Dawn Lee Tiaria" is written over a horizontal line. Below the signature, the words "Notary Public" are printed.

EXHIBIT A
[Escapes at The Ledges Phase 3]

BEGINNING AT A POINT SOUTH 88°48'45" EAST 372.503 FEET ALONG THE SECTION LINE AND NORTH 5.449 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), AND RUNNING THENCE NORTH 71°17'33" EAST 142.399 FEET; THENCE SOUTH 53°50'54" EAST 151.476 FEET; THENCE SOUTH 37°29'03" EAST 97.842 FEET; THENCE SOUTH 49°59'48" EAST 471.323 FEET; THENCE SOUTH 41°59'08" EAST 64.430 FEET; THENCE SOUTH 47°19'19" EAST 32.207 FEET TO THE NORTHEASTERLY CORNER OF THE ESCAPES AT THE LEDGES - PHASE 2 AMENDED SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 51°48'30" WEST 192.928 FEET; (2) SOUTH 72°00'34" WEST 29.031 TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 55°37'12" WEST); (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 1015.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°35'06", A DISTANCE OF 28.080 FEET; AND (4) SOUTH 54°02'06" WEST 199.414 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 61°47'24" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF A 455.001 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°14'26", A DISTANCE OF 97.205 FEET; THENCE NORTH 40°26'52" WEST 209.150 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 476.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°44'25", A DISTANCE OF 180.613 FEET; THENCE NORTH 18°42'27" WEST 338.931 FEET TO THE POINT OF BEGINNING.

CONTAINS 252,238 SQ. FT. (5.793 ACRES)