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SNOW JENSEN & REECE  
912 W. 1600 S. Suite B-200  
St. George, UT 84770

**DOC # 20180046527**

Restrictive Page 1 of 10  
Russell Shirts Washington County Recorder  
11/21/2018 03:01:37 PM Fee \$ 50.00  
By SNOW JENSEN & REECE



**Amendment to the  
Master Declaration of Covenants, Conditions, and Restrictions of  
The Ledges of St. George**

This is an Amendment to the **Master Declaration of Covenants, Conditions, and Restrictions of The Ledges of St. George** (hereafter "**Master Declaration**"), which was recorded on March 8, 2006 in the Office of the Washington County Recorder as Document No. 20060007014. The Master Declaration, and any amendments, supplements, or annexations thereto, presently affects real property located in Washington County, Utah, which is more particularly described in Exhibit A attached hereto (hereinafter the "**Property**").

This amendment is made by the Declarant pursuant to its unilateral authority under Section 15.2 of the Master Declaration to amend the Master Declaration.

**Recitals**

WHEREAS, Utah Code Annotated section 57-8a-217(6) states that during the period of administrative control, a declarant may exempt the declarant from association rules and rulemaking procedure required under that section if the declaration reserves to the declarant the right to exempt the declarant.

WHEREAS, the Declarant has determined to amend the Master Declaration to reserve to the Declarant the right to adopt, amend, modify, cancel, limit, create exceptions to, expand, or enforce the rules and design criteria of the Ledges Master Owners Association (the "Association") without complying with any of the rules and rulemaking procedures required under Utah Code Annotated section 57-8a-217.

WHEREAS, the LHOA Board believes in good faith that all of the foregoing recitals and purposes are in the best interests of LHOA members;

NOW THEREFORE, the Declarant of The Ledges Master Owners Association makes the following Amendment to the Master Declaration.

**Amendment**

Section 6.2 of the Master Declaration is amended in its entirety to read as follows:

6.2. Architectural Control Committee. The ACC shall be composed of a minimum of three (3) or more representatives appointed by the Board of Directors. If the Board of Directors does not establish or appoint the ACC, the Board itself shall carry out the functions and responsibilities of the

ACC. Notwithstanding the above, during the Declarant Control Period, the Declarant shall be entitled to carry out the functions and responsibilities of the ACC or may otherwise appoint all members of the ACC. During the Declarant Control Period, the Declarant reserves the right to adopt, amend, modify, cancel, limit, create exceptions to, expand, and enforce the Association's rules, design criteria, and other matters identified in Section 6.4, without complying with the rules and rulemaking procedures stated in Utah Code Annotated section 57-8a-217. The Association shall have no jurisdiction over architectural matters during the Declarant Control period. Unless appointed by the Declarant, all members of the ACC shall be Members of the Association.

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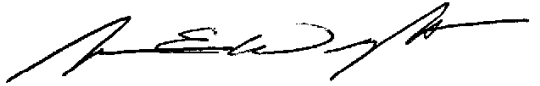
Except as amended herein, all other existing provisions of the Master Declaration and amendments thereto shall remain the same.

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand on November 16, 2018.

DECLARANT

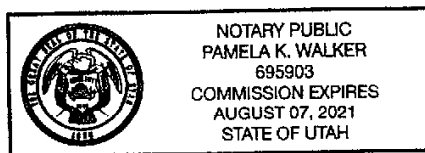
Valderra Development, LLC  
By: Valderra Investment Partners, LLC,  
Manager

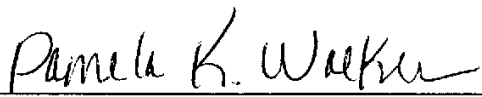
By: DMS Services, LLC, Manager

By:   
Its: Member/Manager

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF WASHINGTON    )

The foregoing instrument was acknowledged before me on November 16, 2018 by Alan E. Wright, as the member/manager of DMS Services, LLC, which is the manager of Valderra Investment Partners, LLC, which is the manager of Valderra Development, LLC.



  
Notary Public

**EXHIBIT A**  
(Legal Description)

LEDGES OF ST. GEORGE PHASE 1 AMENDED  
LEDGES OF ST. GEORGE PHASES 2, 4, 5, 6, 8, AND 10  
ESTATES AT VALDERRA PHASE 1  
ESTATES AT VALDERRA PHASE 2  
VILLAS AT VALDERRA PHASE 1

**PARCEL 1: (Phase 1 - Amended)**

Basis of bearing is South 88°40'34" East between the North Quarter Corner and the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian. Beginning at a point being South 88°49'15" East, along the section line 496.04 feet; and North 01°10'45" East, 406.44 feet from the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 20°58'26" East, 212.99 feet; said point being on the southerly boundary of an existing public street; thence along said public street the following five (5) courses: thence North 80°50'19" East, 127.01 feet; to a point of a 383.00 foot radius curve to the right; thence 235.44 feet along said curve through a central angle of 35°13'18" (chord that bears South 81°33'02" East, 231.75 feet); thence South 63°56'23" East, 380.27 feet to a point on a 2528.00 foot radius curve to the left; thence 452.15 feet along said curve through a central angle of 10°14'52" (chord bears South 69°03'49" East, 451.55 feet); to a point on a non-tangent 20.00 foot radius curve to the left; thence 30.96 feet along said curve through a central angle of 88°41'04" (chord bears South 61°28'13" West, 27.96 feet); thence South 17°07'41" West 36.56 feet to a point on a 175.00 foot radius curve to the right; thence 85.72 feet along said curve through a central angle of 28°03'51" (chord bears South 31°09'36" West, 84.86 feet); thence South 47°56'16" East, 39.84 feet; thence South 00°29'21" East, 128.58 feet; thence South 76°10'20" West, 71.94 feet; thence South 89°30'39" West, 70.00 feet; thence North 87°32'21" West, 97.97 feet; thence North 63°55'49" West, 429.09 feet; thence North 61°22'59" West, 227.42 feet; thence North 69°01'34" West, 210.00 feet; thence North 20°58'26" East, 11.09 feet; thence North 69°01'34" West, 140.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM all public streets within THE LEDGES OF ST. GEORGE - PHASE 1 AMENDED Subdivision.

**PARCEL 2: (Phase 2)**

Basis of bearing is South 88°40'34" East between the North Quarter Corner and the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian. Beginning at a point being South 88°40'34" East, 2450.42 feet and North 01°19'26" East, 102.56 feet from the North Quarter Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian; thence North 86°02'56" West, 120.00 feet; thence North 89°23'15" West, 120.20 feet; thence South 67°00'04" West, 84.02 feet; thence South 59°46'25" West, 222.11 feet; thence South 41°55'22" West, 221.47 feet; thence South 38°16'32" West, 107.46 feet; thence South 28°08'56" West, 107.81 feet; thence South 32°33'27" West, 220.00 feet; thence South 22°58'40" West, 99.00 feet; thence South 19°40'14" West, 126.86 feet; thence North 61°33'28" West, 155.43 feet; thence South 28°26'32" West, 12.25 feet to a point on a 15.00 foot radius curve to the left; thence 24.08 feet along said curve through a central angle of 91°58'52" (chord bears South 17°32'54" East, 21.58

feet); thence South 26°27'40" West, 30.00 feet; thence North 63°32'20" West, 70.04 feet; thence North 26°27'40" East, 30.00 feet to a point on non-tangent a 15.00 foot radius curve to the left; thence 21.05 feet along said curve through a central angle of 80°25'19" (chord bears North 76°15'00" East, 19.37 feet); thence North 67°35'54" West, 125.38 feet; thence North 24°37'12" East, 119.86 feet; thence North 10°31'54" East, 114.44 feet; thence North 11°49'05" West, 63.72 feet; thence North 11°07'19" West, 130.25 feet; thence North 05°39'15" West, 131.95 feet; thence North 10°58'56" East, 134.54 feet; thence North 11°34'21" East, 116.44 feet; thence North 05°14'44" East, 108.84 feet; thence North 02°14'20" East, 219.16 feet; thence North 12°44'55" East, 140.78 feet; thence North 36°51'12" East, 45.12 feet to a point on a non-tangent 270.00 foot radius curve to the right; thence 17.76 feet along said curve through a central angle of 03°46'09" (chord bears North 51°15'43" West, 17.76 feet); to a point on a 105.00 foot radius curve to the left; thence 86.04 feet along said curve through a central angle of 46°57'06" (chord bears North 72°51'12" West, 83.66 feet); thence North 09°26'09" East, 103.66 feet; thence North 35°10'45" East, 160.50 feet; thence South 54°49'15" East, 262.17 feet; thence South 49°20'55" East, 118.54 feet; thence South 54°49'15" East, 118.00 feet; thence South 58°13'45" East, 108.74 feet; thence South 62°04'43" East, 240.36 feet; thence South 73°09'33" East, 86.75 feet; thence South 80°41'39" East, 118.52 feet; thence South 74°33'09" East, 120.41 feet; thence South 86°02'56" East, 110.00 feet; thence South 03°57'04" West, 111.37 feet thence South 09°44'02" West, 41.60 feet; thence South 03°57'04" West, 108.24 feet to the point of beginning.

PARCEL 3: (Phase 4)

Basis of bearing is South 88°40'34" East between the North Quarter Corner and the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian. Beginning at a point being South 88°40'34" East, 1176.50 feet; and North 01°19'26" East, 635.46 feet from the North Quarter Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 62°45'57" West 230.62 feet; thence North 27°14'03" East 85.00 feet; thence North 20°03'03" East 65.51 feet; thence North 14°22'14" East 107.13 feet; thence North 22°53'18" East 92.16 feet; thence North 86°49'48" East 53.36 feet; thence South 40°22'07" East 146.59 feet; thence South 48°45'04" East 113.29 feet to a point on a Westerly boundary of "THE LEDGES OF ST. GEORGE - PHASE 2"; and running thence along said LEDGES PHASE 2 the following two (2) courses: thence South 35°10'45" West 160.50 feet; thence South 09°26'09" West 103.66 feet to a point on a 105.00 foot radius curve to the left; thence 45.42 feet along said curve through a central angle of 24°46'56" (chord bears South 71°16'47" West, 45.06 feet) to the point of beginning.

PARCEL 4: (Phase 5)

A parcel of land lying in the Southeast Quarter (SE¼), of Section 22 and the Northeast Quarter (NE¼), of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a brass cap marking the North Quarter (N¼) of said Section 22; thence South 88°40'34" East along the Section line 725.89 feet; thence North 280.56 feet to the real point of beginning; thence North 69°11'54" West 132.72 feet; thence South 16°46'24" West 137.30 feet; thence South 73°13'36" East 13.37 feet; thence South 16°46'24" West 168.00 feet; thence North 82°43'56" West 78.16 feet; thence South 43°18'48" West 250.67 feet; thence South 59°34'42" West 95.29 feet; thence South 72°58'16" West 94.85 feet; thence South 45°18'23" West 65.14 feet; thence South 13°22'50" West 260.01 feet; thence South 01°34'23" East 58.03 feet; thence South 46°56'19" West 132.76 feet to a point of curvature of a 155.00-foot radius curve to the left; thence Southeasterly a distance of 29.59 feet along the arc of said curve, having a central angle of 10°56'17",

subtended by a chord that bears South 54°17'08" East 29.55 feet; thence South 59°45'17" East 38.85 feet; thence South 30°14'43" West 40.00 feet; thence South 22°38'34" West, 136.38 feet; thence South 14°20'43" West 244.71 feet; thence South 26°27'34" West 144.10 feet; thence North 72°17'10" West 61.36 feet; thence North 78°17'25" West 313.46 feet; thence North 25°18'56" East 164.71 feet; thence North 16°51'01" East 173.11 feet; thence North 24°07'24" East 197.59 feet; thence North 16°52'50" East 259.74 feet; thence North 12°35'59" East 233.17 feet; thence North 13°58'55" East 201.86 feet; thence North 71°41'59" East 278.438 feet; thence North 44°50'46" East 293.21 feet; thence North 02°02'59" West 98.32 feet; thence North 09°49'49" East 177.63 feet; thence North 65°43'49" East 123.79 feet; thence North 80°34'40" East 262.50 feet; thence North 45°15'32" East 35.55 feet; thence South 45°50'36" East 135.72 feet; thence South 84°16'34" East 38.44 feet; thence North 86°23'03" East 129.66 feet; thence North 43°16'41" East, 96.01 feet; thence South 60°27'20" East 145.36 feet to a point of curvature of a 145.00-foot radius curve to the right; thence Northeasterly a distance of 29.06 feet along the arc of said curve, having a central angle of 11°28'55", subtended by a chord that bears North 40°08'30" East 29.01 feet to a point of curvature of a 25.00-foot radius curve to the left; thence Northeasterly a distance of 8.88 feet along the arc of said curve having a central angle of 20°21'17", subtended by a chord that bears North 35°42'19" East 8.83 feet; thence South 62°45'57" East 46.71 feet to a point of curvature of a 105.00-foot radius curve to the left; thence Southwesterly a distance of 58.01 feet along the arc of said curve, having a central angle of 31°39'16", subtended by a chord that bears South 43°03'41" West 57.28 feet; thence South 27°14'03" West 62.23 feet to a point of curvature of a 195.00-foot radius curve to the right; thence Southwesterly a distance of 154.21 feet along the arc of said curve, having a central angle of 45°18'35", subtended by a chord that bears South 49°53'21" West, 150.22 feet; thence South 17°27'22" East 107.52 feet; thence South 25°34'14" West 125.18 feet; thence North 62°53'12" West 101.39 feet; thence South 89°46'56" West 82.61 feet; thence North 77°40'58" West, 90.15 feet to the point of beginning.

PARCEL 5: (Phase 6)

A Parcel of land lying in the North 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 2364.78 feet along the Section Line; thence South 151.35 feet to the real point of beginning:

Thence South 39°59'07" East 187.17 feet; thence South 58°48'50" East 44.98 feet; thence South 89°18'28" East 139.32 feet; thence North 78°58'02" East 121.99 feet; thence South 11°01'58" East 79.60 feet; thence North 78°58'02" East 40.00 feet; thence North 79°21'49" East 138.98 feet; thence South 14°39'39" East 110.60 feet; thence South 20°05'15" East 121.55 feet; thence South 40°47'39" East 212.04 feet; thence North 77°22'08" East 8.54 feet to a point of curvature of a non-tangent 199.48 foot radius curve to the right; thence Northeasterly a distance of 73.04 feet along the arc of said curve, having a central angle of 20°58'46", subtended by a chord that bears North 83°43'38" East 72.63 feet to a point on the West boundary of Silver Cloud Drive Dedication; thence South 12°44'21" West 50.63 feet along said boundary to a point of curvature of a non-tangent 149.32 foot radius curve to the left; thence Northwesterly a distance of 52.62 feet along the arc of said curve, having a central angle of 20°11'23", subtended by a chord that bears North 87°21'20" West 52.34 feet; thence South 77°22'08" West 8.05 feet; thence South 14°57'18" West 87.36 feet; thence South 37°04'01" West 150.48 feet; thence North 46°03'54" West 140.04 feet to a point of curvature of a non-tangent 170.00 foot radius curve to the right; thence Southwesterly a distance of 3.59 feet along the arc of said curve, having a central angle of 1°12'38", subtended by a chord that bears South

43°19'47" West 3.59 feet; thence South 43°56'06" West 39.63 feet; thence North 46°03'54" West 40.00 feet; thence North 52°47'57" West 150.85 feet; thence North 46°17'55" West 161.24 feet; thence North 78°25'15" West 146.92 feet; thence North 82°31'59" West 146.88 feet; thence South 25°23'35" West 130.24 feet; thence South 08°53'11" West 68.65 feet; thence South 07°50'21" East 46.66 feet; thence South 88°54'35" West 139.84 feet to a point of curvature of a non-tangent 170.00 foot radius curve to the right; thence Southeasterly 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 South 09°20'55" East 26.72 feet; thence South 04°50'25" East 51.28 feet; thence South 85°09'35" West 40.00 feet; thence North 82°13'00" West 197.47 feet to a point on the West boundary of THE Ledges of St. George, Phase 5; thence along said West boundary the following 11 courses: 1) North 14°20'43" East 38.99 feet; 2) thence North 22°38'34" East 136.38 feet; 3) thence North 30°14'43" East 40.00 feet; 4) thence North 59°45'17" West 38.85 feet to a point of curvature of a 155.00 foot radius curve to the right; 5) thence Northwesterly a distance of 29.59 feet along the arc of said curve, having a central angle of 10°56'17", subtended by a chord that bears North 54°17'08" West 29.55 feet; 6) thence North 46°56'19" East 132.76 feet; 7) thence North 01°34'23" West 58.03 feet; 8) thence North 13°22'50" East 260.01 feet; 9) thence North 45°18'23" East 65.14 feet; 10) thence North 72°58'16" East 94.85 feet; 11) thence North 59°34'42" East 95.29 feet to the point of beginning.

PARCEL 7: (Phase 8)

A parcel of land lying in the Southeast Quarter of Section 22, and the Northeast Quarter 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 2364.78 feet along the Section Line; thence South 151.35 feet to the real point of beginning;

Thence North 43°18'48" East a distance of 250.67 feet; thence South 82°43'56" East a distance of 78.16 feet; thence North 16°46'24" East a distance of 168.00 feet; thence North 73°13'36" West a distance of 13.37 feet; thence North 16°46'24" East a distance of 137.30 feet; thence South 69°11'54" East a distance of 132.72 feet; thence South 77°40'58" East a distance of 90.15 feet; thence North 89°46'56" East a distance of 82.61 feet; thence South 62°53'12" East a distance of 79.95 feet; thence South 25°29'41" West a distance of 112.27 feet; thence South 19°44'10" West a distance of 102.48 feet; thence South 10°44'31" West a distance of 130.03 feet; thence South 01°07'54" East a distance of 111.78 feet; thence South 11°01'58" East a distance of 120.96 feet; thence South 79°21'49" West a distance 138.98 feet; thence South 78°58'02" West a distance of 40.00 feet; thence North 11°01'58" West a distance of 79.60 feet; thence South 78°58'02" West a distance of 121.99 feet; thence North 89°18'28" West a distance of 139.32 feet; thence North 58°48'50" West a distance of 44.98 feet; thence North 39°59'07" West a distance of 187.17 feet to the real point of beginning.

PARCEL 8: (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.

Parcel 9: (Estates at Valdeira Phase 1)

Beginning at a point North 88°40'34" West, 1418.66 feet along the Section line and South, 766.17 feet from the Northeast corner of Section 27, T41S, R16W, SLB&M, said point being on the Southerly right-of-way line of Silver Cloud Drive as filed in the office of the Washington County Recorder as Document # 20100030137, running thence along said Southerly right-of-way line the following two (2) courses: South 63°32'20" East, 66.53 feet; thence South 63°09'53" East, 253.23 feet; thence leaving said right-of-way line and running South 26°50'08" West, 67.80 feet; thence South 10°22'46" West, 105.50 feet; thence South 06°03'57" West, 179.46 feet; thence South 10°57'30" West, 97.35 feet; thence South 21°01'57" West, 82.49 feet; thence South 27°23'21" West, 177.57 feet; thence South 15°02'52" West, 90.68 feet; thence North 72°31'50" West, 134.55 feet; thence South 17°24'05" West, 93.91 feet to the point of curvature of a 480.00 foot radius curve to the left; thence Southwesterly 90.14 feet along the arc of said curve through a central angle of 10°45'36" to the point of curvature of a 620.00 foot radius reverse curve; thence Southwesterly 253.04 feet along the arc of said curve through a central angle of 23°23'04" to the point of curvature of a 180.00 foot radius reverse curve; thence Southwesterly 159.34 feet along the arc of said curve through a central angle of 50°43'12"; thence South 20°41'39" East, 143.12 feet to the point of curvature of a 542.93 foot radius curve to the right; thence Southeasterly 240.71 feet along the arc of said curve through a central angle of 25°24'09"; thence South 04°42'30" West, 248.33 feet to the point of curvature of a 520.53 foot radius curve to the left; thence Southerly 80.56 feet along the arc of said curve through a central angle of 08°52'04"; thence South 85°50'26" West, 40.00 feet to the point of curvature of a 5.00 foot radius curve concave Northeasterly, radius point bears South 85°50'26" West; thence Northwesterly 7.63 feet along the arc of said curve through a central angle of 87°27'59"; thence South 88°22'27" West, 93.27 feet to the point of curvature of a 130.00 foot radius curve to the left; thence Southwesterly 218.03 feet along the arc of said curve through a central angle of 96°05'34" to the point of curvature of a 180.00 foot radius compound curve; thence Southeasterly 95.61 feet along the arc of said curve through a central angle of 30°25'58"; thence

South 37°49'13" East, 128.97 feet to the point of curvature of a 520.00 foot radius curve to the right; thence Southeasterly 261.71 feet along the arc of said curve through a central angle of 28°50'11"; thence South 08°59'02" East, 43.99 feet to the point of curvature of a 180.00 foot radius curve to the left; thence Southeasterly 119.56 feet along the arc of said curve through a central angle of 38°03'25"; thence South 47°02'27" East, 123.75 feet to the point of curvature of a 370.00 foot radius curve to the right; thence Southerly 37.49 feet along the arc of said curve through a central angle of 05°48'18"; thence South 41°14'09" East, 232.89 feet to the point of curvature of a 180.00 foot radius curve to the left; thence Southeasterly 40.64 feet along the arc of said curve through a central angle of 12°56'08"; thence South 54°10'16" East, 4.62 feet to the point of curvature of a 130.00 foot radius curve to the left; thence Southeasterly 177.65 feet along the arc of said curve through a central angle of 78°17'52"; thence South 42°28'08" East, 40.00 feet; thence South 56°33'07" East, 33.53 feet; thence South 22°25'33" West, 54.86 feet; thence South 55°00'00" East, 165.66 feet; thence South 08°06'18" East, 290.76 feet; thence South 54°56'10" West, 103.06 feet; thence North 32°05'14" West, 345.29 feet; thence North 73°04'27" West, 354.33 feet; thence North 36°24'56" West, 516.91 feet; thence North 30°37'55" West, 713.22 feet; thence North 23°45'59" East, 395.77 feet; thence North 00°39'35" West, 657.00 feet; thence North 68°47'07" East, 123.62 feet; thence South 80°35'29" East, 135.27 feet; thence South 20°41'39" East, 98.24 feet; thence South 86°45'30" East, 35.65 feet to a point on the arc of a 220.00 foot radius curve to the right (radius point bears South 79°06'36" East); thence Northerly 73.48 feet along the arc of said curve through a central angle of 19°08'09" to the point of curve of a 580.00 foot radius reverse curve; thence Northeasterly 236.72 feet along the arc of said curve through a central angle of 23°23'04" to the point of curve of a 520.00 foot radius reverse curve; thence Northeasterly 97.66 feet along the arc of said curve through a central angle of 10°45'36"; thence North 17°24'05" East, 76.84 feet; thence North 66°13'32" West, 169.50 feet; thence North 29°41'50" East, 31.84 feet; thence North 26°39'47" East, 299.91 feet; thence North 26°11'59" East, 111.83 feet; thence North 05°38'42" East, 92.06 feet; thence North 17°28'50" East, 116.01 feet; thence North 05°31'22" East, 202.75 feet to the point of beginning.

Parcel 10A, 10B & 10C: ( Estates at Valderra Phase 2)

Parcel 10A:

Beginning at the Southeast corner of lot 110 of the Estates at Valderra as recorded in the Official Records of the Washington County Recorder's Office, said point being North 88°40'34" West 1526.73 feet along the Section line and South 0°00'00" East 1637.10 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 17°24'05" West 76.85 feet along the West right of way line of Petroglyph Drive to the point of a 520.00 foot radius curve to the left; thence Southwesterly through a central angle of 10°45'37" and 97.66 feet along the arc of said curve to the point of a 580.00 foot radius reverse curve to the right; thence Southwesterly through a central angle of 10°24'11" and 105.31 feet along the arc of said curve; thence North 73°22'16" West 17.38 feet; thence North 75°52'53" West 53.43 feet; thence North 78°09'34" West 32.15 feet; thence North 83°31'58" West 15.32 feet; thence North 88°06'20" West 14.43 feet; thence South 76°38'45" West 28.13 feet; thence South 69°58'34" West 11.62 feet; thence South 74°56'57" West 22.95 feet; thence South 82°46'18" West 12.96 feet; thence South 87°57'52" West 32.28 feet; thence North 87°46'48" West 17.04 feet; thence South 88°52'49" West 23.59 feet; thence South 81°48'55" West 23.09 feet; thence South 70°30'00" West 23.75 feet; thence



South 73°18'39" West 11.98 feet; thence South 88°44'21" West 6.08 feet; thence North 27°51'30" East 27.88 feet; thence North 37°09'58" East 70.51 feet; thence North 64°40'40" East 40.24 feet; thence North 37°33'16" East 91.24 feet; thence North 29°41'50" East 203.27 feet to the Southwest corner of said lot 110; thence South 66°13'32" East 169.50 feet to the point of beginning.

Parcel 10B:

Beginning at the Southeast corner of lot 105 of the Estates at Valderra as recorded in the Official Records of the Washington County Recorder's Office, said point being North 88°40'34" West 1355.06 feet along the Section line and South 0°00'00" East 1669.20 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence North 72°31'50" West 134.55 feet to the Southwest corner of said lot 105; thence South 17°24'05" West 93.91 feet along the East right of way line of Petroglyph Drive to the point of a 480.00 foot radius curve to the left; thence Southwesterly through a central angle of 10°45'37" and 90.15 feet along the arc of said curve to the point of a 620.00 foot radius reverse curve to the right; thence Southwesterly through a central angle of 8°49'29" and 95.49 feet along the arc of said curve; thence leaving Petroglyph Drive and running South 74°42'07" East 115.50 feet; thence North 46°48'55" East 68.01 feet; thence North 69°33'11" East 41.10 feet; thence North 45°12'17" East 50.26 feet; thence North 7°57'54" West 57.66 feet; thence North 33°31'47" West 36.09 feet; thence North 14°24'05" West 68.18 feet; thence North 15°02'52" East 12.24 feet to the point of beginning.

Parcel 10C:

Beginning at a point on the West right of way line of Petroglyph Drive said point being North 88°40'34" West 1594.63 feet along the Section line and South 0°00'00" East 1918.83 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence North 73°22'16" West 17.00 feet; thence North 75°52'53" West 53.01 feet; thence North 78°09'34" West 31.48 feet; thence North 83°31'58" West 14.45 feet; thence North 88°06'20" West 12.69 feet; thence South 76°38'45" West 26.21 feet; thence South 69°58'34" West 11.47 feet; thence South 74°56'57" West 24.07 feet; thence South 82°46'18" West 14.10 feet; thence South 87°57'52" West 33.11 feet; thence North 87°46'48" West 17.12 feet; thence South 88°52'49" West 22.68 feet; thence South 81°48'55" West 21.48 feet; thence South 70°30'00" West 23.01 feet; thence South 73°18'39" West 13.58 feet; thence South 88°44'21" West 13.00 feet; thence South 27°51'30" West 113.49 feet to the Northwest corner of lot 111 of the Estates at Valderra as recorded in the official records of the Washington County Recorder's Office; thence along said boundary for the following six courses: North 68°47'07" East 123.62 feet; thence South 80°35'29" East 135.27 feet; thence South 20°41'39" East 98.24 feet; thence South 86°45'30" East 35.65 feet to the Northeast corner of said lot 111, said point being on a 220.00 foot radius curve to the right (bearing to radius point is South 79°06'36" East); thence Northeasterly through a central angle of 19°08'09" and 73.48 feet along the arc of said curve to the point of a 580.00 foot radius reverse curve to the left; thence Northeasterly through a central angle of 12°05'33" and 122.41 feet along the arc of said curve to the point of beginning.

Parcel 11: ( Villas at Valderra Phase 1)

Beginning at a point North 88°40'34" West 1160.76 feet along the section line and South 0°00'00" East 3810.37 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 67°50'50" East 135.21 feet to a point on a

170.00 foot radius curve to the right (bearing to radius point is North 70°06'49" w); thence Southwesterly through a central angle of 9°13'08" and 27.35 feet along the arc of said curve to a point of tangency; thence South 29°06'19" West 3.00 feet to the point of a 130.00 foot radius curve to the right; thence Southwesterly through a central angle of 18°24'56" and 41.78 feet along the arc of said curve to a boundary corner on the estates at Valderra; said point being the point of a 130.00 foot compound curve to the right; thence along the boundary of the Estates at Valderra for the following 15 courses: thence Northwesterly through a central angle of 78°17'52" and 177.65 feet along the arc of said curve to a point of tangency; thence North 54°10'16" West 4.62 feet to the point of a 180.00 foot radius curve to the right; thence Northwesterly through a central angle of 12°56'08" and 40.64 feet along the arc of said curve to a point of tangency; thence North 41°14'09" West 232.89 feet to the point of a 370.00 foot radius curve to the left; thence Northwesterly through a central angle of 5°48'18" and 37.49 feet along the arc of said curve; thence North 47°02'27" West 123.75 feet to the point of a 180.00 foot radius curve to the right; thence Northwesterly through a central angle of 38°03'25" and 119.56 feet along the arc of said curve; thence North 8°59'02" West 43.99 feet to the point of a 520.00 foot radius curve to the left; thence Northwesterly through a central angle of 28°50'11" and 261.71 feet along the arc of said curve; thence North 37°49'13" West 128.97 feet to the point of a 180.00 foot radius curve to the right; thence Northeasterly through a central angle of 30°25'58" and 95.61 feet along the arc of said curve to the point of a 130.00 foot radius compound curve to the right; thence Northeasterly through a central angle of 96°05'34" and 218.03 feet along the arc of said curve to a point of tangency; thence North 88°22'27" East 93.27 feet to the point of a 5.00 foot radius curve to the right; thence Northeasterly through a central angle of 87°27'59" and 7.63 feet along the arc of said curve; thence North 85°50'26" East 40.00 feet on a radial bearing to a point on a 520.53 foot radius curve to the left; thence Southeasterly through a central angle of 15°22'41" and 139.71 feet along the arc of said curve; thence South 70°27'45" West 132.30 feet; thence South 54°39'31" West 30.46 feet; thence South 35°18'53" East 143.64 feet; thence South 87°05'38" East 60.49 feet; thence South 0°11'14" West 104.97 feet; thence South 32°16'53" East 154.99 feet; thence South 25°41'21" West 20.67 feet; thence South 32°16'53" East 114.26 feet; thence South 48°01'59" East 227.82 feet; thence South 36°38'30" East 118.53 feet to the point of beginning.

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