

DOC # 20230034333

Notice Page 1 of 9  
 Gary Christensen Washington County Recorder  
 11/14/2023 04:46:26 PM Fee \$ 40.00  
 By LEDGES OF ST. GEORGE MASTER OWNER ASSOCIATION



WHEN RECORDED RETURN TO:  
 The Ledges of St. George Master Owners  
 Association, Inc.  
 c/o Community Association Management  
 PO Box 3333  
 St George, UT 84771  
 435-674-2002  
[disclosure@hoaliving.com](mailto:disclosure@hoaliving.com)

Space Above for Recorder's Use Only

Parcel# All of Estates at Valderra Phase I, Valderra Phase II, Valderra Phase III, Valderra Phase IV (formerly Villas at Valderra), Canyon Rim Lots 1001-1031, Canyon Rim Lots 501-503, Canyon Rim Lots 601-621, Canyon Rim Lots 801-812, All future Phases, Lots and/or Units

#### NOTICE OF ASSESSMENT & NOTICE OF REINVESTMENT FEE COVENANT

Each Lot or Unit in **The Ledges of St George Master Owners Association, Inc.** is subject to recurring assessments. Escrow agents, title companies, or others desiring current information as to the status of assessments should contact the Registered Agent or Primary Contact listed on the Utah Homeowner Associations Registry. At time of recording: **Community Association Management; PO BOX 3333, St George, UT 84771.** The phone number is **435-674-2002.** The email address is [disclosure@hoaliving.com](mailto:disclosure@hoaliving.com). This notice affects the parcels referenced above and any subsequent parcels added to the community via appropriate expansion documentation.

ADDITIONALLY, please note that the Buyer or Seller of a Lot or Unit at **The Ledges of St George Master Owners Association, Inc** shall be required to pay to **The Ledges of St George Master Owners Association, Inc** at the time of closing or settlement of the sale of his or her Lot or Unit a Reinvestment Fee in a sum to be determined by the governing board.

This is a large master planned development. The amount of the Reinvestment Fee may exceed .5% of the value of the Lot or Unit at the time of closing. All closings shall comply with the requirements of Utah Code Ann., Section 57-1-46(5) (2010) as amended or supplemented.

The name of the association of owners responsible for the collection and management of the Reinvestment Fee is **The Ledges of St George Master Owners Association, Inc** (the "Association") and the address is c/o **Community Association Management; PO BOX 3333, St George, UT 84771.** The phone number is **435-674-2002.** The email address is [disclosure@hoaliving.com](mailto:disclosure@hoaliving.com).

The Reinvestment Fee Covenant is intended to run with the Land and to bind successors in interest and assigns thereof.

The existence of this Reinvestment Fee Covenant precludes the imposition of any additional Reinvestment Fee Covenant on the Land or any Lot.

The duration of the Reinvestment Fee Covenant is ongoing until amended or supplemented.

The purpose of the Reinvestment Fee is limited to one or more of the following: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; charitable purposes; or association expenses (including, but not limited to, administrative set-up fees).

The Reinvestment Fee required to be paid under the Reinvestment Fee Covenant shall benefit the burdened property.

IN WITNESS WHEREOF, the Association has executed this notice on the 29 day of August, 2023.

**The Ledges of St George Master Owners Association, Inc**



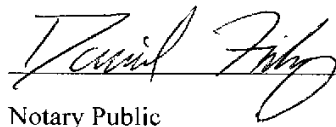
President

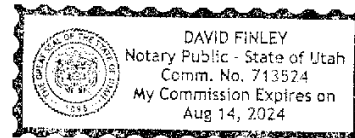
CHRISTINA MOORE

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF Summit )ss:

On the 29 day of August, personally appeared before me who by me being duly sworn, did say that he is the Authorized Representative/Managing Agent of **The Ledges of St George Master Owners Association, Inc**, and that the within and foregoing notice was signed in behalf of said Association by authority of its Board of Trustees, and said Christina Moore duly acknowledged to me that said Association authorized the same.

  
Notary Public



**EXHIBIT A**  
**(Legal Description)**

**Estates at Valderra – Phase 1**

**(Parcels SG-6-1-27-130 through SG-6-1-27- 138; SG-6-1-27-212 through SG-6-1-27-213; SG-6-1-27-231 through SG-6-1-27-233; SG-6-1-27-241 through SG-6-1-27-250; SG-6-1-27-1391; SG-EAV-101 through SG-EAV-132)**

BEGINNING AT A POINT N88°40'34"W, 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: S63°32'20"E, 66.53 FEET; THENCE S63°09'53"E, 253.23 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING S26°50'08"W, 67.80 FEET; THENCE S10°22'46"W, 105.50 FEET; THENCE S06°03'57"W, 179.46 FEET; THENCE S10°57'30"W, 97.35 FEET; THENCE S21°01'57"W, 82.49 FEET; THENCE S27°23'21"W, 177.57 FEET; THENCE S15°02'52"W, 90.68 FEET; THENCE N72°31'50"W, 134.55 FEET; THENCE S17°24'05"W, 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 S20°41'39"E, 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 S04°42'30"W, 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 S85°50'26"W, 40.00 FEET TO THE POINT OF CURVATURE OF A 5.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, RADIUS POINT BEARS S85°50'26"W; THENCE NORTHWESTERLY 7.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°27'59"; THENCE S88°22'27"W, 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; RADIUS POINT BEARS N82°36'45"E; THENCE SOUTHEASTERLY 95.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'58"; THENCE S37°49'13"E, 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 S08°59'02"E, 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 S47°02'27"E, 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 S41°14'09"E, 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 S54°10'16"E, 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 S42°28'08"E, 40.00 FEET; THENCE S56°33'07"E, 33.53 FEET; THENCE S22°25'33"W, 54.86 FEET; THENCE S55°00'00"E, 165.66 FEET; THENCE S08°06'18"E, 290.76 FEET; THENCE S54°56'10"W, 103.06 FEET; THENCE N32°05'14"W, 345.29 FEET; THENCE N73°04'27"W, 354.33 FEET; THENCE N36°24'56"W, 516.91 FEET; THENCE N30°37'55"W, 713.22 FEET; THENCE N23°45'59"E, 395.77 FEET; THENCE

N00°39'35"W, 657.00 FEET; THENCE N68°47'07"E, 123.62 FEET; THENCE S80°35'29"E, 135.27 FEET; THENCE S20°41'39"E, 98.24 FEET; THENCE S86°45'30"E, 35.65 FEET TO A POINT ON THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S79°06'36"E); 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 N17°24'05"E, 76.84 FEET; THENCE N66°13'32"W, 169.50 FEET; THENCE N29°41'50"E, 31.84 FEET; THENCE N26°39'47"E, 299.91 FEET; THENCE N26°11'59"E, 111.83 FEET; THENCE N05°38'42"E, 92.06 FEET; THENCE N17°28'50"E, 116.01 FEET; THENCE N05°31'22"E, 202.75 FEET TO THE POINT OF BEGINNING.

**Estates at Valderra – Phase 2 (Parcels SG-6-1-27-234; SG-EAV-2-201 through SG-EAV-2-205)**

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.

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.

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.

**Estates at Valderra – Phase 3 (Parcels SG-EAV-3-11 through SG-EAV-3-17)**

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 N 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; THENCE SOUTH 42°28'08" EAST 40.00 FEET; THENCE SOUTH 56°33'07" EAST 33.53 FEET; THENCE NORTH 22°25'33" EAST 170.11 FEET; THENCE NORTH 19°06'48" WEST 112.81 FEET; THENCE NORTH 40°57'26" WEST 430.15 FEET; THENCE NORTH 14°39'00" WEST 80.17 FEET; THENCE SOUTH 59°44'42" WEST ON A RADIAL BEARING 34.22 FEET TO A POINT ON A 320.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 17°54'34" AND 100.02 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF A 520.53 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 28°37'37" AND 260.07 FEET ALONG THE ARC OF SAID CURVE TO A BOUNDARY CORNER OF VILLAS AT VALDERRA PHASE 1; THENCE FOLLOWING ALONG SAID BOUNDARY FOR THE FOLLOWING TEN COURSE: 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 118.55 FEET TO THE POINT OF BEGINNING.

**Villas at Valderra – Phase 1 (Parcels SG-VLLV-1 through SG-VLLV-10; SG-VLLV-1-1 through SG-VLLV-1-10)**

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 N 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 NORTH WESTERLY 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.

**Ledges of St George – Phase 5 (Parcels SG-LOSG-5-501 through SG-LOSG-5-518; SG-LOSG-5-519-A-1; SG-LOSG-5-520 through SG-LOSG-5-534)**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 22 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP MARKING THE NORTH 1/4 OF SAID SECTION 22, THENCE S.88°40'34"E. ALONG THE SECTION LINE 725.89 FEET; THENCE NORTH 280.56 FEET TO THE REAL POINT OF BEGINNING; THENCE N.69°11'54"W. 132.72 FEET; THENCE S.16°46'24"W. 137.30 FEET; THENCE S.73°13'36"E. 13.37 FEET; THENCE S.16°46'24"W. 168.00 FEET; THENCE N.82°43'56"W. 78.16 FEET; THENCE S.43°18'48"W. 250.67 FEET; THENCE S.59°34'42"W. 95.29 FEET; THENCE S.72°58'16"W. 94.85 FEET; THENCE S.45°18'23"W. 65.14 FEET; THENCE S.13°22'50"W. 260.01 FEET; THENCE S.01°34'23"E. 58.03 FEET; THENCE S.46°56'19"W. 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 S.54°17'08"E. 29.55 FEET; THENCE S.59°45'17"E. 38.85 FEET; THENCE S.30°14'43"W. 40.00 FEET; THENCE S.22°38'34"W. 136.38 FEET; THENCE S.14°20'43"W. 244.71 FEET; THENCE S.26°27'34"W. 144.10 FEET; THENCE N.72°17'10"W. 61.36 FEET; THENCE N.78°17'25"W. 313.46 FEET; THENCE N.25°18'56"E. 164.71 FEET; THENCE N.16°51'01"E. 173.11 FEET; THENCE N.24°07'24"E. 197.59 FEET; THENCE N.16°52'50"E. 259.74 FEET; THENCE N.12°35'59"E. 233.17 FEET; THENCE N.13°58'55"E. 201.86 FEET; THENCE N.71°41'59"E. 278.43 FEET; THENCE N.44°50'46"E. 293.21 FEET; THENCE N.02°02'59"W. 98.32 FEET; THENCE N.09°49'49"E. 177.63 FEET; THENCE N.65°43'49"E. 123.79 FEET; THENCE N.80°34'40"E. 262.50 FEET; THENCE N.45°15'32"E. 35.55 FEET; THENCE S.45°50'36"E. 135.72 FEET; THENCE S.84°16'34"E. 38.44 FEET; THENCE N.86°23'03"E. 129.66 FEET; THENCE N.43°16'41"E. 96.01 FEET; THENCE S.60°27'20"E. 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 N.40°08'30"E. 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 N.35°42'19"E. 8.83 FEET; THENCE S.62°45'57"E. 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 S.43°03'41"W. 57.28 FEET; THENCE S.27°14'03"W. 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 S.49°53'21"W. 150.22 FEET; THENCE S.17°27'22"E. 107.52 FEET; THENCE S.25°34'14"W. 125.18 FEET; THENCE N.62°53'12"W. 101.39 FEET; THENCE S.89°46'56"W. 82.61 FEET; THENCE N.77°40'58"W. 90.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 930,501 SQ. FT. OR 21.36 ACRES OF LAND

**Ledges of St George – Phase 6 (Parcels SG-LOSG-6-601 through SG-LOSG-6-621)**

A PARCEL OF LAND LYING IN THE NORTH HALF 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 N. 88°40'34" W. A DISTANCE OF 2364.78 FEET ALONG THE SECTION LINE; THENCE SOUTH 151.35 FEET TO THE REAL POINT OF BEGINNING; THENCE S.39°59'07"E. 187.17 FEET; THENCE S.58°48'50"E. 44.98 FEET; THENCE S.89°18'28"E. 139.32 FEET; THENCE N.78°58'02"E. 121.99 FEET; THENCE S.11°01'58"E. 79.60 FEET; THENCE N.78°58'02"E. 40.00 FEET; THENCE N.79°21'49"E. 138.98 FEET; THENCE S.14°39'39"E. 110.60 FEET; THENCE S.20°05'15"E. 121.55 FEET; THENCE S.40°47'39"E. 212.04 FEET; THENCE N.77°22'08"E. 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 N.83°43'38"E. 72.63 FEET TO A POINT ON THE WEST BOUNDARY OF SILVER CLOUD DRIVE DEDICATION; THENCE S.12°44'21"W. 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 N.87°21'20"W. 52.34 FEET; THENCE S.77°22'08"W. 8.05 FEET; THENCE S.14°57'18"W. 87.36 FEET; THENCE S.37°04'01"W. 150.48 FEET; THENCE N.46°03'54"W. 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 S.43°19'47"W. 3.59 FEET; THENCE S.43°56'06"W. 39.63 FEET; THENCE N.46°03'54"W.

40.00 FEET; THENCE N.52°47'57"W. 150.85 FEET; THENCE N.46°17'55"W. 161.24 FEET; THENCE N.78°25'15"W. 146.92 FEET; THENCE N.82°31'59"W. 146.88 FEET; THENCE S.25°23'35"W. 130.24 FEET; THENCE S.08°53'11"W. 68.65 FEET; THENCE S.07°50'21"E. 46.66 FEET; THENCE S.88°54'35"W. 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 9°00'59", SUBTENDED BY A CHORD THAT BEARS S.09°20'55"E. 26.72 FEET; THENCE S.04°50'25"E. 51.28 FEET; THENCE S.85°09'35"W. 40.00 FEET; THENCE N.82°13'00"W. 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) N.14°20'43"E. 38.99 FEET; 2) THENCE N.22°38'34"E. 136.38 FEET; 3) THENCE N.30°14'43"E. 40.00 FEET; 4) THENCE N.59°45'17"W. 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 N.54°17'08"W. 29.55 FEET; 6) THENCE N.46°56'19"E. 132.76 FEET; 7) THENCE N.01°34'23"W. 58.03 FEET; 8) THENCE N.13°22'50"E. 260.01 FEET; 9) THENCE N.45°18'23"E. 65.14 FEET; 10) THENCE N.72°58'16"E. 94.85 FEET; 11) THENCE N.59°34'42"E. 95.29 FEET TO THE POINT OF BEGINNING. CONTAINING 11.88 ACRES OF LAND

**Ledges of St George – Phase 8 (Parcels SG-LOSG-8-801 through SG-LOSG-8-812)**

COMMENCING AT A BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 27; THENCE N. 88°40'34" W A DISTANCE OF 2364.78 FEET ALONG THE SECTION LINE; THENCE SOUTH 151.35 FEET TO A COMMON POINT OF THE LEDGES OF ST. GEORGE PHASES 5 & 6 THE REAL POINT OF BEGINNING: TO A POINT ON THE SOUTH BOUNDARY OF SAID PHASE 5 THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING 9 COURSES: 1) N 43°18'48" E. A DISTANCE OF 250.67 FEET; 2) THENCE S. 82°43'56" E. A DISTANCE OF 78.16 FEET; 3) THENCE N. 16°46'24" E. A DISTANCE OF 168.00 FEET; 4) THENCE N. 73°13'36" W. A DISTANCE OF 13.37 FEET; 5) THENCE N. 16°46'24" E. A DISTANCE OF 137.30 FEET; 6) THENCE S. 69°11'54" E. A DISTANCE OF 132.72 FEET; 7) THENCE S. 77°40'58" E. A DISTANCE OF 90.15 FEET; 8) THENCE N. 89°46'56" E. A DISTANCE OF 82.61 FEET; 9) THENCE S. 62°53'12" E. A DISTANCE OF 79.95 FEET; THENCE S. 25°29'41" W. A DISTANCE OF 112.28 FEET; THENCE S. 19°44'10" W. A DISTANCE OF 102.48 FEET; THENCE S. 10°44'31" W. A DISTANCE OF 130.03 FEET; THENCE S. 01°07'54" E. A DISTANCE OF 111.78 FEET; THENCE S 11°01'58" E. A DISTANCE OF 120.96 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PHASE 6 THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING 7 COURSES: 1) S. 79°21'49" W. A DISTANCE OF 138.98 FEET; 2) THENCE S. 78°58'02" W. A DISTANCE OF 40.00 FEET; 3) THENCE N. 11°01'58" W. A DISTANCE OF 79.60 FEET; 4) THENCE S. 78°58'02" W. A DISTANCE OF 121.99 FEET; 5) THENCE N. 89°18'28" W. A DISTANCE OF 139.32 FEET; 6) THENCE N. 58°48'50" W. A DISTANCE OF 44.98 FEET; 7) THENCE N. 39°59'07" W. A DISTANCE OF 187.17 FEET TO THE REAL POINT OF BEGINNING. CONTAINING 6.27 ACRES.

**Ledges of St George – Phase 10 (Parcels SG-LOSG-10-1001 through SG-LOSG-10-1010; SG-LOSG-10-1011-A; SG-LOSG-10-1012 through SG-LOSG-10-1031; SG-LOSG-10-1020-A; SG-LOSG-10-1012-B)**

A PARCEL OF LAND LYING IN THE NORTH HALF 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 N. 88°40'34" W. A DISTANCE OF 2337.54 FEET ALONG THE SECTION LINE; THENCE SOUTH 620.72 FEET TO A POINT ON THE EXISTING BOUNDARY LINE OF THE LEDGES "PHASE6" SAID POINT BEING THE REAL POINT OF BEGINNING: THENCE ALONG THE EXISTING SAID BOUNDARY LINE OF THE LEDGES "PHASE 10" THE FOLLOWING 8 COURSES: 1) S.82°31'59"E. 146.88 FEET; 2) S.78°25'15"E. 146.92 FEET; 3) S.46°17'55"E. 161.24 FEET; 4) S.52°47'57"E. 150.85 FEET; 5) S.46°03'54"E. 40.00 FEET; 6) N.43°56'06"E. 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 N.43°19'47"E. 3.59 FEET; 8) S.46°03'54"E. 140.04 FEET; THENCE S.40°35'05"W. 135.19 FEET; THENCE S.35°55'14"W. 123.05 FEET; THENCE S.32°41'04"W. 140.00 FEET; THENCE S.26°23'34"W. 127.51 FEET; THENCE S.25°50'43"W. 137.28 FEET; THENCE S.26°58'45"W. 174.35 FEET; THENCE S.28°54'25"W. 108.53 FEET; THENCE S.35°15'35"W. 98.36 FEET; THENCE N.46°52'14"W. 792.98 FEET; THENCE S.88°47'25"E. 50.45 FEET; THENCE N.34°57'11"W. 39.19 FEET; THENCE N.72°17'10"W. 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) N.26°27'24"E. 144.11 FEET; 2) N.14°20'43"E. 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) S.82°13'00"E. 197.46 FEET; 2) N.85°09'35"E. 40.00 FEET; 3) N.04°50'25"W. 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 N.09°20'55"W. 26.72 FEET; 5) N.88°54'35"E. 139.84 FEET; 6) N.07°50'21"W. 46.66 FEET; 7) N.08°53'11"E. 68.66 FEET; 8) N.25°23'35"E. 130.24 FEET TO THE POINT OF BEGINNING. CONTAINING 786,478 SQ. FT. OR 18.06 ACRES OF LAND

**Ledges of St George – Phase 5 & Phase 10 Partial Amendment A (Parcels SG-LOSG-10-1012-A-1-B; SG-LOSG-10-1011-A; SG-LOSG-5-10-519-PT-A; SG-LOSG-10-1012-B)**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 520, THE LEDGES OF ST. GEORGE PHASE 5, DOCUMENT NO. 20060016178, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID POINT LIES DUE SOUTH 954.76 FEET AND DUE WEST 303.66 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 72°05'46" EAST ALONG THE SOUTH LINE SAID LOT 520, 166.12 FEET TO A POINT ON THE WEST LINE OF LOT 1013, THE LEDGES OF ST. GEORGE PHASE 10, DOCUMENT NO. 20070009490, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG SAID LOT 1013 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 14°20'43" WEST 43.37 FEET AND 2) SOUTH 82°13'00" EAST 231.34 FEET TO A POINT ON THE WESTERLY LINE OF LONG SKY DRIVE (A PRIVATE STREET), THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTHERLY ALONG A 480.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 1°07'42" WEST A DISTANCE OF 56.02 FEET), CENTER POINT LIES NORTH 82°13'01" WEST THROUGH A CENTRAL ANGLE OF 06°41'27" A DISTANCE OF 56.05 FEET, 2) SOUTH 14°28'25" WEST 20.38 FEET AND 3) SOUTHERLY ALONG A 170.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 13°47'55" EAST A DISTANCE OF 161.04 FEET), CENTER POINT LIES SOUTH 75°31'33" EAST THROUGH A CENTRAL ANGLE OF 56°32'39" A DISTANCE OF 167.77 FEET; THENCE SOUTH 42°48'49" WEST 160.17 FEET TO THE EASTERLY LINE OF SNOW CANYON STATE PARK, THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 46°52'14" WEST 158.82 FEET, 2) NORTH 60°47'44" WEST 191.25 FEET AND 3) NORTH 78°17'23" WEST 74.10 FEET TO THE SOUTHEAST CORNER LOT 518 SAID PHASE 5, THENCE NORTH 07°03'50" EAST ALONG THE EAST LINE SAID LOT 145.55 FEET TO THE SOUTH LINE OF LONG SKY CIRCLE (A PRIVATE STREET), THENCE ALONG THE SOUTH AND EASTERLY LINE SAID LONG SKY CIRCLE THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 28°48'44" EAST A DISTANCE OF 923B FEET), CENTER POINT LIES NORTH 07°03'50" EAST THROUGH A CENTRAL ANGLE OF 136°30'11" A DISTANCE OF 119.12 FEET, 2) NORTHERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 10°43'43" WEST A DISTANCE OF 14.41 FEET), CENTER POINT LIES NORTH 50°33'39" EAST THROUGH A CENTRAL ANGLE OF 57°25'16" A DISTANCE OF 15.03 FEET AND 3) NORTH 17°58'55" EAST 16.88 FEET TO THE POINT OF BEGINNING.