

STONE POINT OF ST. GEORGE INC
335 E. ST. GEORGE BLVD SUITE 301
ST. GEORGE, UT, 84770

00952371 Bk 1756 Pg 2615
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2005 JUN 20 16:19 PM FEE \$16.00 BY SW
FOR: STONE POINT OF ST GEORGE INC

**DECLARATION OF ANNEXATION
STONE POINT TOWNHOMES
Phase 3**

This Declaration of Annexation is prepared pursuant to Article 11 of the Second Amendment to and Restatement of the Declaration of Covenants Conditions and Restrictions of Stone Point Townhomes that was recorded May 23, 2005, as Entry No. 946812, in Book 1746, at Pages 2557-2588, records of the Washington County Recorder, and any subsequent amendments or annexations thereto.

Declarant desires to annex the following described property as a part of, and it is Declarant's intention that the property shall be subject to, the Second Amendment to and Restatement of the Declaration of Covenants Conditions and Restrictions of Stone Point Townhomes referred to above:

SEE EXHIBIT "A" THAT IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Any required approvals have been given.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set his hand and seal this 9th day of JUNE, 2005.

DECLARANT
Stone Point of St. George, Inc.

By: Mansfield Jennings
Mansfield Jennings, President

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 9th day of June, 2005, before me personally appeared Mansfield Jennings whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the president of Stone Point of St. George, Inc., a corporation, and that the foregoing document was signed by him on behalf of that corporation by authority of its bylaws or of a resolution of its board of directors, and he acknowledged before me that the corporation executed the document and the document was the act of the corporation for its stated purpose.

[Signature]
NOTARY PUBLIC

Address:
My Commission Expires: 10/28/07
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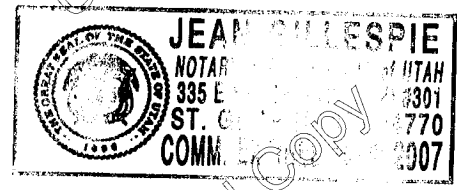


EXHIBIT "A" - LEGAL DESCRIPTION

PROOFREAD

Beginning at a point being South 00°47'12" West 332.68 feet along the Section Line from the East Quarter Corner of Section 23, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence South 00°47'12" West 261.85 feet along the Section Line; thence North 89°18'23" West 63.58 feet; thence South 63°30'33" West 29.00 feet to a point on a 419.96 foot radius curve to the left (center bears South 63°30'33" West); thence Northwesterly through a central angle of 13°47'08" and along the arc of said curve 101.04 feet to the point of a 10.00 foot radius compound curve to the left (center bears South 49°43'24" West); thence Westerly through a central angle of 113°50'17" and along the arc of said curve 19.87 feet to the point of a 476.71 foot radius compound curve to the left (center bears South 64°06'53" East); thence Southwesterly through a central angle of 2°20'02" and along the arc of said curve 19.42 feet; thence North 66°26'55" West 29.00 feet; thence South 78°28'42" West 75.505 feet; thence South 11°25'25" East 41.78 feet; thence South 73°08'40" West 27.745 feet; thence South 16°51'20" East 52.27 feet; thence South 67°02'01" West 32.59 feet; thence South 13°51'23" East 45.55 feet; thence South 03°43'18" East 64.19 feet; thence South 00°41'43" West 53.16 feet; thence South 89°18'17" East 2.50 feet; thence South 00°41'43" West 43.57 feet; thence South 41°51'28" East 14.79 feet; thence South 00°41'43" West 105.54 feet; thence North 89°18'17" West 10.00 feet; thence South 00°41'43" West 59.31 feet; thence South 31°55'19" West 29.00 feet to a point on a 35.50 foot radius curve to the left (center bears South 31°55'19" West); thence Northwesterly through a central angle of 31°08'39" and along the arc of said curve 19.30 feet to the point of tangency; thence North 89°13'20" West 24.59 feet to the point of a 15.00 foot radius curve to the left; thence Southwesterly through a central angle of 90°04'57" and along the arc of said curve 23.58 feet to the point of cusp, said point also being on the Easterly right of way line of Stone Mountain Drive a 50.00 foot public street; thence along said right of way line for the following Two (2) courses: North 00°41'43" East 291.84 feet to the point of a 325.00 foot radius curve to the left; thence Northwesterly through a central angle of 26°50'05" and along the arc of said curve 152.22 feet to the Southwesterly corner of **STONE POINT TOWNHOMES - PHASE 1** as recorded in the Office of the Washington County Recorder; thence along the boundary of said subdivision for the following Nine (9) courses: thence North 63°51'38" East 48.36 feet; thence North 44°07'21" East 94.85 feet to a point on a 200.00 foot radius curve to the left (center bears South 48°57'11" West); thence Northwesterly through a central angle of 14°57'59" and along the arc of said curve 52.24 feet to the point of a 25.00 foot radius compound curve to the left (center bears South 33°59'12" West); thence Southwesterly through a central angle of 88°33'15" and along the arc of said curve 38.64 feet to a point of cusp, said point also being on a 265.00 foot radius curve to the left (center bears North 54°34'03" West); thence Northeasterly through a central angle of 13°23'05" and along the arc of said curve 61.91 feet to the point of a 52.02 foot radius reverse curve to the right (center bears South 67°57'08" East); thence Northeasterly through a central angle of 68°45'36" and along the arc of said curve 62.43 feet to the point of tangency; thence South 89°11'32" East 33.75 feet; thence North 00°48'28" East 100.00 feet; thence South 89°11'32" East 246.00 feet to the point of beginning.

CONSENT OF OWNER

The undersigned, being the Owner(s) of Lot 75, Stone Point Townhomes Phase 3, according to the plat of record in the office of the Washington County Recorder, hereby consent(s) to recording of the Declaration of Annexation Stone Point Townhomes Phase 3, and agree to the provisions and effect thereof.

Dated: 05-31-05

Alfredo Mejia

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

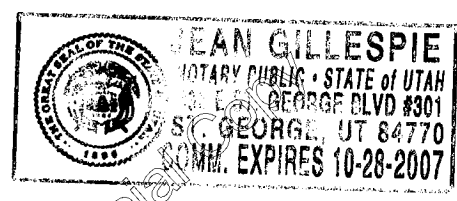
On this 31st day of May, 2005, before me personally appeared Alfredo Mejia, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are signed on the preceding document, and acknowledged before me that he/she/they signed it voluntarily for its stated purpose.

Jean Gillespie
NOTARY PUBLIC

Address: _____

My Commission Expires: 10-28-2007

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CONSENT OF OWNER

The undersigned, being the Owner(s) of Lot 76, Stone Point Townhomes Phase 3, according to the plat of record in the office of the Washington County Recorder, hereby consent(s) to recording of the Declaration of Annexation Stone Point Townhomes Phase 3, and agree to the provisions and effect thereof.

Dated: 6-8-05

Jesus Rodriguez

STATE OF ~~UTAH~~ NEVADA
CLARK) ss.
COUNTY OF WASHINGTON)

On this 8th day of June, 2005, before me personally appeared JESUS RODRIGUEZ, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are signed on the preceding document, and acknowledged before me that he/she/they signed it voluntarily for its stated purpose.

Nancy J. Haar
NOTARY PUBLIC

Address: 2699 N. TENAYA WAY, LAS VEGAS, NV

My Commission Expires: 04/10/08

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