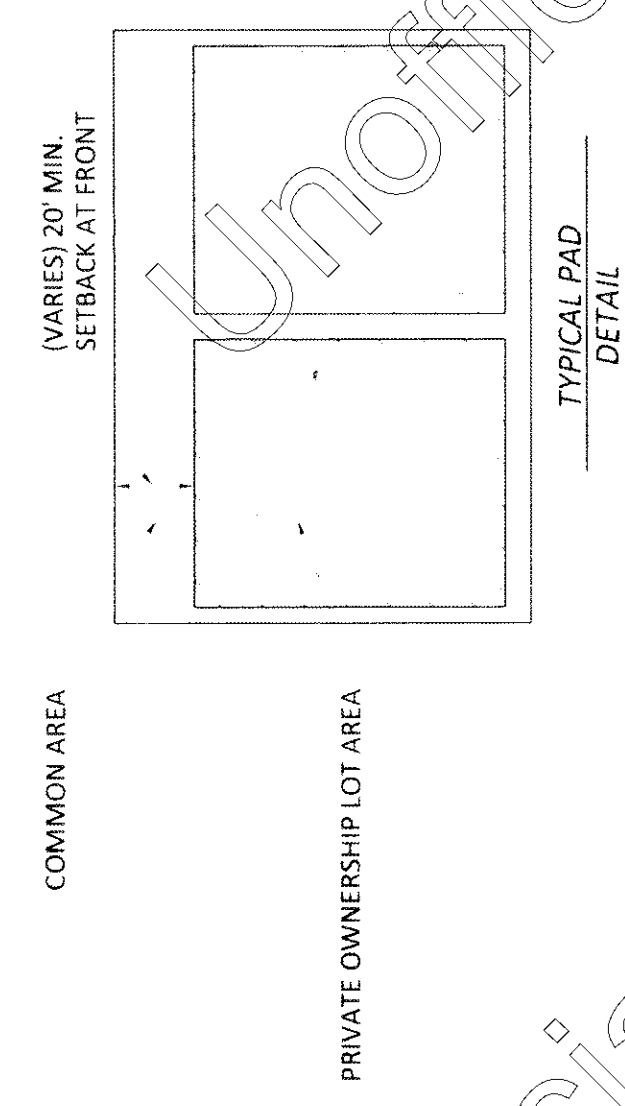


LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N7°25'03"W	21.833'	L20	S89°26'42"W	21.833'
L2	S82°34'57"E	68.000'	L21	N89°11'48"W	68.000'
L3	S7°25'03"E	21.833'	L22	S0°33'18"E	68.000'
L4	N82°34'57"E	68.000'	L23	S89°26'42"W	21.833'
L5	S7°25'03"E	31.500'	L24	N0°33'18"W	68.000'
L6	S82°34'57"W	68.000'	L25	S88°08'01"E	31.500'
L7	N7°25'03"W	31.500'	L26	S1°51'59"W	68.000'
L8	N82°34'57"E	68.000'	L27	N88°08'01"W	31.500'
L9	S3°51'53"E	68.000'	L28	N1°51'59"E	68.000'
L10	N86°08'07"E	31.500'	L29	S88°08'01"E	21.833'
L11	N3°51'53"W	68.000'	L30	S1°51'59"W	68.000'
L12	S86°08'07"W	31.500'	L31	N88°08'01"W	21.833'
L13	N86°08'07"E	21.833'	L32	N1°51'59"E	68.000'
L14	S3°51'53"E	68.000'	L33	S0°48'12"E	31.500'
L15	S89°08'07"W	21.833'	L34	N89°11'48"E	68.000'
L16	N3°51'53"W	68.000'	L35	N0°48'12"W	31.500'
L17	S0°33'18"E	68.000'	L36	S89°11'48"W	68.000'
L18	N89°26'42"E	21.833'	L37	S0°48'12"E	21.833'
L19	N0°33'18"W	68.000'	L38	N89°11'48"E	68.000'

CURVE TABLE		LOT TABLE		
CURVE	RADIUS	AREA	ACREAGE	
C1	800.00'	62.30'	4.2744'	0.034 AC.
C2	800.00'	253.08'	18.0733'	0.049 AC.
C3	800.00'	18.73'	1.2029'	0.049 AC.
C4	481.00'	167.45'	19.5649'	0.034 AC.
C5	481.00'	67.90'	8.0518'	0.034 AC.
C6	50.00'	77.87'	89.1341'	0.034 AC.
C7	50.00'	9.05'	10.2220'	0.049 AC.
C8	50.00'	2.18'	2.3004'	0.034 AC.
C9	50.00'	6.87'	7.5216'	0.049 AC.
C10	825.00'	250.99'	17.2553'	0.034 AC.
C11	825.00'	10.00'	0.4140'	0.034 AC.

**LEGEND**

- SECTION LINE
- LOT / BUILDING PAD LINE
- CENTER LINE
- BOUNDARY LINE
- FOUND SECTION MONUMENT AS DESCRIBED HEREON
- EXISTING CLASS II MONUMENT FOUND
- EXISTING CLASS I (RING & LID) MONUMENT FOUND
- COMMON AREA PARCEL A & B
- COMMON AREA PARCEL C
- PRIVATE OWNERSHIP



**ESCAPES AT THE LEDGES - PHASE 6**  
Subdivision Final Plat for  
Located in the Northwest Quarter of Section 26,  
Township 41 South, Range 16 West, SLB&M

**DEVELOPMENT SOLUTIONS, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
113 East 200 North Suite #2, St. George, UT 84270  
Office: (435) 628-2121 Fax: (435) 674-3553  
www.developmentsolutions.com

**NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:**  
THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFORM THAT NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:  
a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST (HEREIN);  
b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT; OR  
c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

**ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:**

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

BARBARA G. HIEBLE, ASSISTANT GENERAL MANAGER  
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH } S.S.  
WASHINGTON COUNTY

ON THIS 21<sup>st</sup> DAY OF April, 2015, PERSONALLY APPEARED BEFORE ME, BARBRA G. HIEBLE, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SIGNED THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR THE STATED PURPOSE.

NOTARY PUBLIC FULL NAME: Melanie M. Massey  
COMMISSION NUMBER: 0614225  
MY COMMISSION EXPIRES: 2-11-17  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(IF ABOVE INFORMATION IS PROVIDED, NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

**OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:**  
THE UNDERSIGNED, BRETT BURGESS, MANAGING MEMBER OF LEDGES AT SNOW CANYON, LLC, DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

LEDGES AT SNOW CANYON, LLC  
BY: BRETT BURGESS, MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

ON THIS 21<sup>st</sup> DAY OF April, 2015, A.D., BRETT BURGESS, PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF LEDGES AT SNOW CANYON, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES, IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT OF LEDGES AT SNOW CANYON, LLC, AND HE DID ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Dawn Lee Tietha  
COMMISSION NUMBER: 0611515  
MY COMMISSION EXPIRES: 2-11-17  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(IF ABOVE INFORMATION IS PROVIDED, NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

**MORTGAGEE CONSENT TO RECORD**  
WE, JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE RECORDING OF THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

Gilbert M. Jennings  
BY: GILBERT M. JENNINGS  
TITLE: MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

ON THIS 22<sup>nd</sup> DAY OF April, 2015, PERSONALLY APPEARED BEFORE ME, GILBERT M. JENNINGS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Jeremy Hiett  
COMMISSION NUMBER: 058085  
MY COMMISSION EXPIRES: 02/27/16  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(IF ABOVE INFORMATION IS PROVIDED, NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

**MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES**  
WE, JENCO, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

Gilbert M. Jennings  
BY: GILBERT M. JENNINGS  
TITLE: MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

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(IF ABOVE INFORMATION IS PROVIDED, NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

**MORTGAGEE CONSENT TO RECORD**  
WE, DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

Larry H. Gardner  
BY: LARRY H. GARDNER  
TITLE: MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

ON THIS 26<sup>th</sup> DAY OF April, 2015, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Jeremy Hiett  
COMMISSION NUMBER: 058085  
MY COMMISSION EXPIRES: 02/27/16  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
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Larry H. Gardner  
BY: LARRY H. GARDNER  
TITLE: MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

ON THIS 26<sup>th</sup> DAY OF April, 2015, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Jeremy Hiett  
COMMISSION NUMBER: 058085  
MY COMMISSION EXPIRES: 02/27/16  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(IF ABOVE INFORMATION IS PROVIDED, NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

**MORTGAGEE CONSENT TO RECORD**  
WE, F.M. SNOW PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE RECORDING OF THIS PLAT AND JOIN IN ALL DEDICATIONS AND CONVEYANCES.

Frederick M. Snow  
BY: FREDERICK M. SNOW  
TITLE: MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

ON THIS 27<sup>th</sup> DAY OF April, 2015, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF F.M. SNOW PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPowered TO DO SO BY THE OPERATING AGREEMENT, AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: Jeremy Hiett  
COMMISSION NUMBER: 058085  
MY COMMISSION EXPIRES: 02/27/16  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
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Frederick M. Snow  
BY: FREDERICK M. SNOW  
TITLE: MANAGER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT (CONSENT)**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON

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