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DOC # 20150037561

CCR Annexation Page 1 of 3
Russell Shirts Washington County Recorder
10/27/2015 02:02:47 PM 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 6]**

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.

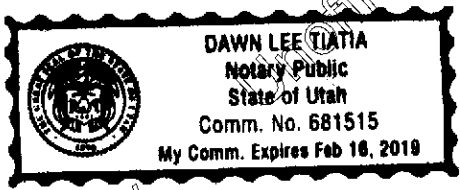
DECLARANT:

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.



[Handwritten Signature]

Notary Public

EXHIBIT A
[Escapes at The Ledges Phase 6]

BEGINNING AT AN EASTERLY BOUNDARY CORNER OF THE ESCAPES AT THE LEDGES - PHASE 1 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°48'45" EAST 1691.644 FEET ALONG THE SECTION LINE AND SOUTH 859.720 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 SOUTH 57°53'48" WEST 24.221 FEET; THENCE SOUTH 13°33'08" WEST 51.065 FEET; THENCE SOUTH 25°51'49" EAST 58.043 FEET; THENCE SOUTH 52°23'30" EAST 31.433 FEET TO THE NORTHWESTERLY BOUNDARY CORNER OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 7°44'48" WEST ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 100.255 FEET TO THE SOUTHWESTERLY BOUNDARY CORNER OF SAID SUBDIVISION AND A POINT ON THE NORTHERLY BOUNDARY OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND A POINT ON THE ARC OF A 825.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS SOUTH 7°46'44" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY BOUNDARY OF SAID LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION, THROUGH A CENTRAL ANGLE OF 18°0'33", A DISTANCE OF 260.993 FEET TO A POINT OF REVERSE CURVATURE AND THE NORTHWESTERLY BOUNDARY CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING AN EASTERLY BOUNDARY CORNER OF SAID ESCAPES AT THE LEDGES - PHASE 1 SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ESCAPES AT THE LEDGES - PHASE 1 SUBDIVISION THE FOLLOWING (10) TEN COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 46.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°45'32", A DISTANCE OF 72.035 FEET; (2) SOUTH 79°04'37" WEST 5.000 FEET TO A POINT ON THE ARC OF A 485.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 78°25'08" EAST); (3) RUNNING NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'47", A DISTANCE OF 327.268 FEET; (4) NORTH 16°26'55" EAST 42.463 FEET; (5) SOUTH 73°33'05" EAST 4.00 FEET TO A POINT ON THE ARC OF A 20.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 73°33'05" EAST); (6) RUNNING NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°14'40", A DISTANCE OF 28.709 FEET TO A POINT OF REVERSE CURVATURE; (7) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 269.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°18'39", A DISTANCE OF 39.019 FEET TO A POINT OF REVERSE CURVATURE; (8) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99°13'06", A DISTANCE OF 34.634 FEET TO A POINT OF REVERSE CURVATURE; (9) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 99°36'02" A DISTANCE OF 86.918 FEET; AND (10) EAST 158.638 FEET TO THE POINT OF BEGINNING.

CONTAINS: 80,151 SQ. FT. (1.840 ACRES)