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DOC # 20220012769

CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
03/04/2022 09:01:48 AM Fee \$ 40.00
By SOUTHERN UTAH TITLE CO



When Recorded, Return To:
Ledges Management and Planning, LLC
335 East St. George Blvd., Ste 301
St. George, Utah 84770

DECLARATION OF ANNEXATION

Fish Rock - Phase 3

Ledges Management and Planning, LLC, as Declarant, hereby files this Declaration of Annexation pursuant to Article 11 of the Master Declaration of Covenants, Conditions, and Restrictions of Ledges East that was recorded in the Office of the Washington County Recorder, Utah, on February 3, 2015, as DOC # 20150003650, (the "Master Declaration").

Declarant desires to and does hereby annex into the master planned community known as Ledges East the real property described in Exhibit A, attached hereto (the "Property").

The Property shall be subject to the Master 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 15th day of February, 2022.

DECLARANT:

LEDGES MANAGEMENT AND PLANNING, LLC
a Utah limited liability company

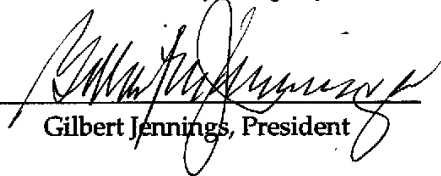
By 
Gilbert Jennings, President

EXHIBIT "A"

FISH ROCK – PHASE 3

BEGINNING THE NORTHEASTERLY BOUNDARY CORNER OF THE FISH ROCK – PHASE 2 SUBDIVISION AND A POINT ON THE SOUTHEASTERLY BOUNDARY OF THE LEDGES OF ST. GEORGE SAND COVE – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SECTION LINE, A DISTANCE OF 82.447 FEET AND SOUTH 1625.811 FEET FROM THE NORTH QUARTER 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 ALONG THE BOUNDARY OF SAID THE LEDGES OF ST. GEORGE SAND COVE – PHASE 1 SUBDIVISION THE FOLLOWING (2) TWO COURSES: (1) NORTH 34°41'04" EAST 281.867 FEET; AND (2) NORTH 04°35'13" EAST 152.889 FEET; THENCE SOUTH 85°24'47" EAST 132.510 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°41'24", A DISTANCE OF 235.396 FEET; THENCE SOUTH 30°16'37" WEST 50.000 FEET; THENCE SOUTH 18°52'32" WEST 273.303 FEET; THENCE SOUTH 20°21'33" WEST 103.970 FEET; THENCE SOUTH 27°21'53" WEST 99.774 FEET; THENCE SOUTH 36°54'29" WEST 78.880 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID FISH ROCK – PHASE 2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 53°23'43" WEST 160.787 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 53°23'43" WEST); (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 1020.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°03'31", A DISTANCE OF 36.648 FEET; AND (3) NORTH 55°27'14" WEST 214.449 FEET TO THE POINT OF BEGINNING.

CONTAINS 183,042 SQ. FT., (4.202 ACRES)