

DOC # 20220039056

CCR Annexation Page 1 of 3
Gary Christensen Washington County Recorder
08/12/2022 12:06:01 PM 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 4

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").

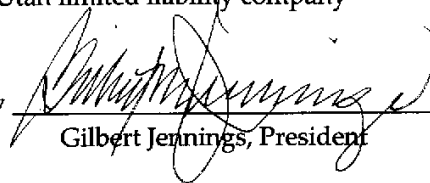
The Property shall be subject to the Master Declaration referred to above, including any amendments and annexations thereto. Any required approvals have been given.

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

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 15th day of February, 2022, by Gilbert Jennings, as President of Ledges Management and Planning, LLC, a Utah limited liability company.

David Ord
Notary Public

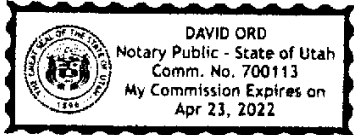


EXHIBIT "A"

FISH ROCK – PHASE 4

BEGINNING THE NORTHEASTERLY BOUNDARY CORNER OF THE FISH ROCK – PHASE 3 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 609.970 FEET AND SOUTH 1311.740 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), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 30°16'37" WEST), AND RUNNING THENCE ALONG THE ARC OF A 525.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°07'34", A DISTANCE OF 92.785 FEET; THENCE SOUTH 49°35'49" EAST 390.034 FEET; THENCE SOUTH 40°24'11" WEST 344.275 FEET; THENCE SOUTH 31°40'38" WEST 235.469 FEET; THENCE SOUTH 43°00'23" WEST 118.104 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE LEDGES OF ST. GEORGE POCKET MESA – PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 50°11'27" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 118.104 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE FISH ROCK – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY AND THE BOUNDARY OF THE FISH ROCK – PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (10) COURSES: (1) NORTH 36°13'01" WEST 170.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 36°13'01" WEST); (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 772.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°31'54", A DISTANCE OF 34.133 FEET; (3) NORTH 38°44'55" WEST 44.853 FEET; (4) NORTH 38°31'03" WEST 130.030 FEET; (5) NORTH 46°29'09" EAST 99.732 FEET; (6) NORTH 36°54'29" EAST 99.751 FEET; (7) NORTH 27°21'53" EAST 99.774 FEET; (8) NORTH 20°21'33" EAST 103.970 FEET; (9) NORTH 18°52'32" EAST 273.303 FEET; AND (10) NORTH 30°16'37" EAST 50.000 FEET TO THE POINT OF BEGINNING.

CONTAINS 289,694 SQ. FT., (6.650 ACRES)

56-7272-C