

DOC # 20230036067

Assignment Page 1 of 8  
Gary Christensen Washington County Recorder  
12/04/2023 10:08:00 AM Fee \$ 40.00  
By HARRISON MARC



When Recorded Return To:  
Ledges Management & Planning, LLC  
335 St. George Blvd. Suite 300  
St. George, Utah 84770

**ASSIGNMENT OF DECLARANT RIGHTS**

NOTICE IS HEREBY GIVEN that as of the effective date defined below, The Ledges at Snow Canyon, LLC, a Utah limited liability company ("*Assignor*") hereby assigns to Ledges Management and Planning, LLC, a Utah limited liability company ("*Assignee*"), all its rights and interest as the "Declarant" of the Escapes at the Ledges.

WITNESSETH

WHEREAS, Assignee is the Declarant for the Ledges East development in St. George, Washington County, Utah, under a Master Declaration of Covenants, Conditions and Restrictions of Ledges East with the Washington County Recorder's Office on February 3, 2015, as Entry Number 20150003650, ("*Master Declaration*");

WHEREAS, Assignor was provided certain limited and partial declarant's rights specific to the subdivision within Ledges East, and in connection therewith recorded that certain Neighborhood Declaration with the Washington County Recorder's Office the subdivision as follows:

- a. Escapes at The Ledges, recorded February 3, 2015, as Entry Number **20150003651**.

WHEREAS, Assignor now desires to return all such declarant's rights in the Escapes to Assignee, without reservation, and confirms that it has not previously assigned or surrendered these declarant's rights;

WHEREAS, Assignee desires to accept such assignment;

WHEREAS, this Assignment is expressly authorized by Section 14.9 of the Escapes Declaration;

NOW, THEREFORE, in consideration of the foregoing, Assignor declares as follows:

ASSIGNMENT

1. Assignment. Effective on the Effective Date (defined in paragraph 2 below) Assignor hereby assigns and sets over to Assignee all of Assignor's rights and obligations as the Declarant under the Escapes Declaration. By signing below, Assignee accepts this assignment and the rights and obligations thereof.

2. Effective Date of Assignment. This Assignment is effective upon recording in the Office of the Washington County Recorder.

3. Definitions and Terms. Unless a term is specifically defined in this Assignment, all terms have the definitions set forth in the applicable Escapes Declaration or Master Declaration.

4. Master Declarant Approval. Assignee, as Declarant under the Master Declaration, hereby approves this assignment.

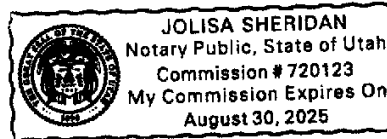
IN WITNESS WHEREOF, Assignor and Assignee have each caused this Assignment of Declarant Rights to be signed in its business entity name by a duly authorized individual.

ASSIGNOR:

**The Ledges at Snow Canyon, LLC,**  
a Utah limited liability company

By: Ed Burgess  
Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )



On this 4<sup>th</sup> day of December, 2023, before me personally appeared Ed Burgess 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 owner of The Ledges at Snow Canyon, LLC, a Utah limited liability company, and that the foregoing document was signed by him on behalf of that company, he being duly authorized to do so.

Jolisa Sheridan  
Notary Public

*Acceptance and Approval on following page*



**Escapes at the Ledges**  
**Legal Description**

**Escapes Phase 1:**

Parcel # SG-6-1-26-446, SG-ESLE-1- 101, 102, 103,104, 105, 106, 107, 108, 109,110, 111, 112, 113,114,115, 116, 117, 118, 119, 120, 121, 122, 123, 124,125, 126, 127, 128, 129, 130 ,131.  
BEGINNING AT A POINT SOUTH 88°48'45" EAST 1250.828 FEET ALONG THE SECTION LINE AND SOUTH 550.414 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 66°02'46" EAST 53.451 FEET; THENCE SOUTH 85°37'12" EAST 116.628 FEET; THENCE SOUTH 74°18'15" EAST 286.261 FEET; THENCE SOUTH 210.393 FEET; THENCE WEST 158.638 FEET TO A POINT OF CURVATURE; THENCE NORTH WESTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 99°36'02", A DISTANCE OF 86.918 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 20,000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 99°13'06", A DISTANCE OF 34.634 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 269.000 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 8°18'39", A DISTANCE OF 39.019 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 82°14'40", A DISTANCE OF 28.709 FEET; THENCE NORTH 73°33'05" WEST 4.000 FEET; THENCE SOUTH 16°26'55" WEST 42.463 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 485.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°01'47", A DISTANCE OF 237.268 FEET; THENCE NORTH 79°04'37" EAST 5.00 FEET TO A POINT ON THE ARC OF A 46.500 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS NORTH 78°24'43" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°45'32", A DISTANCE OF 72.035 FEET; THENCE SOUTH 10°20'49" EAST 7.500 FEET; THENCE SOUTH 15°31'09" EAST 35.150 FEET; THENCE SOUTH 10°06'54" EAST 7.500 FEET TO A POINT ON THE ARC OF A 41.000 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS SOUTH 10°06'54" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°57'05", A DISTANCE OF 67.230 FEET; THENCE SOUTH 75°56'02" WEST 7.500 FEET; THENCE SOUTH 86°38'59" WEST 25.444 FEET; THENCE SOUTH 75°56'02" WEST 7.500 FEET TO A POINT ON THE ARC OF A 30.500 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS SOUTH 75°56'02" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°43'32", A DISTANCE OF 50.425 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 770.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°47'45", A DISTANCE OF 64.451 FEET; THENCE SOUTH 66°24'45" WEST 53.853 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°11'39", A DISTANCE OF 3.660 FEET; THENCE SOUTH 62°13'06" WEST 71.540 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°11'39", A DISTANCE OF 3.660 FEET; THENCE SOUTH 66°24'45" WEST 86.000 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 30.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86°30'24", A DISTANCE OF 45.295 FEET; THENCE SOUTH 69°54'21" WEST 220.768 FEET TO A POINT ON THE EASTERLY HIGHWAY RIGHT-OF-WAY LINE OF SR-18; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) NORTH 10°40'31" WEST 233.932 FEET; (2) NORTH 54°55'38" EAST 177.198 FEET; AND (3) NORTH 4°53'16" EAST 119.968 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 65°31'33" EAST 169.064 FEET TO A POINT ON THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS POINT BEARS NORTH 65°31'33" E); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°29'39" A DISTANCE OF 17.658 FEET; THENCE NORTH 58°01'54" EAST 102.995 FEET; THENCE NORTH 14°44'13" WEST 159.508 FEET; THENCE NORTH 25°56'S7" EAST 172.447 FEET TO THE POINT OF BEGINNING.

**Escapes Phase 2**

Parcel # SG-6-1-26-446, SG-ESLE-2-201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221.

BEGINNING AT A POINT SOUTH 88°48'45" EAST 1117.203 FEET ALONG THE SECTION LINE AND SOUTH 473.148 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 47°19'19" EAST 58.882 FEET; THENCE SOUTH 66°02'46" EAST 98.819 FEET; THENCE SOUTH 25°56'57" WEST 172.447 FEET; THENCE SOUTH 14°44'13" EAST 159.508 FEET; THENCE SOUTH 58°01'54" WEST 102.995 FEET TO A POINT ON THE ARC OF A 135.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS NORTH 58°01'54" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°29'39", A DISTANCE OF 17.658 FEET; THENCE SOUTH 65°31'33" WEST 169.064 FEET TO A POINT ON THE EASTERLY HIGHWAY RIGHT-OF-WAY LINE OF SR-18; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 4°53'16" EAST 42.590 FEET; (2) NORTH 40°31'38" WEST 149.754 FEET; AND (3) SOUTH 78°42'25" WEST 66.961 FEET; THENCE NORTH 11°17'00" WEST 6.913 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 455.001 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°55'26", A DISTANCE OF 134.398 FEET; THENCE NORTH 54°02'06" EAST 199.414 FEET TO A POINT ON THE ARC OF A 1015.000 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 54°02'06" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°35'06", A DISTANCE OF 28.080 FEET; THENCE NORTH 72°00'34" EAST 29.031 FEET; THENCE NORTH 51°48'30" EAST 192.928 FEET TO THE POINT OF BEGINNING.

**Escapes Phase 3**

Parcel # SG-ESLE-3- 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329.

BEGINNING AT A POINT SOUTH 88°48'45" EAST 372.503 FEET ALONG THE SECTION LINE AND NORTH 5.449 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 NORTH 71°17'33" EAST 142.399 FEET; THENCE SOUTH 53°50'54" EAST 151.476 FEET THENCE SOUTH 37°29'03" EAST 97.842 FEET; THENCE SOUTH 49°59'48" EAST 471.323 FEET; THENCE SOUTH 41°59'08" EAST 64.430 FEET; THENCE SOUTH 47°19'19" EAST 32.207 FEET TO THE NORTHEASTERLY CORNER OF THE ESCAPES AT THE LEDGES - PHASE 2 AMENDED SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 51°48'30" WEST 192.928 FEET; (2) SOUTH 72°00'34" WEST 29.031 TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 55°37'12" WEST); (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 1015.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°35'06" A DISTANCE OF 28,080 FEET; AND (4) SOUTH 54°02'06" WEST 199.414 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE.(RADIUS POINT BEARS SOUTH 61°47'24" WEST), THENCE NORTHWESTERLY ALONG THE ARC OF A 455.001 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°14'26", A DISTANCE OF 97.205 FEET: THENCE NORTH 40°26'52" WEST 209.150 FEET TO A POINT OF CURVATURE: THENCE NORTHWESTERLY ALONG THE ARC OF A 476.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°44'25". A DISTANCE OF 180.613 FEET; THENCE NORTH 18°42'27" WEST 338.931 FEET TO THE POINT OF BEGINNING.

**Escapes Phase 4**

Parcel # SG-ESLE-4- 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431.

BEGINNING AT A POINT SOUTH 88°48'45" EAST 1731.105 FEET ALONG THE SECTION LINE AND SOUTH 1148.238 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), SAID POINT BEING ON THE WESTERLY 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 THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON TREE DRIVE AND RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY AND THE WESTERLY BOUNDARIES OF THE LEDGES OF ST. GEORGE WHITE ROCKS- PHASES 3 & 5 SUBDIVISIONS AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE THE FOLLOWING (11) ELEVEN COURSES: (1) SOUTH 09°07'08" WEST 161.047 FEET; (2) SOUTH 04°36'25" WEST 78.387 FEET; (3) SOUTH 01°28'02" EAST 80°053 FEET; (4) SOUTH 07°39'13" EAST 80.040 FEET; (5) SOUTH 13°17'07" EAST 74.292 FEET; (6) SOUTH 24°57'03" WEST 66.952 FEET; (7) SOUTH 28°49'10" WEST 70.977 FEET; (8) SOUTH 32°54'16" WEST 71.294 FEET; (9) SOUTH 36°59'19" WEST 71.293 FEET; (10) SOUTH 41°04'27" WEST 71.297 FEET; AND (11) SOUTH 45°09'37" WEST 71.310 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF THE ESCAPES AT THE LEDGES - PHASE 5 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (15) FIFTEEN COURSES: (1) NORTH 45°16'26" WEST 171.881 FEET; (2) NORTH 46°15'21" WEST 34.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 46°15'21" WEST); (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 100°08'20", A DISTANCE OF 34.955 FEET TO A POINT OF COMPOUND CURVATURE; (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 85.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°39'57", A DISTANCE OF 45.494 FEET; (5) NORTH 05°27'04" WEST 133.229 FEET; (6) NORTH 84°34'37" EAST 112.741 FEET; (7) NORTH 05°41'47" WEST 134.140 FEET; (8) NORTH 23°00'33" EAST 71.325 FEET; (9) NORTH 07°38'33" WEST 100.146 FEET; (10) NORTH 68°47'13" EAST 26.998 FEET TO A POINT OF CURVATURE; (11) RUNNING NORTHEASTERLY ALONG THE ARC OF A 135.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°39'42", A DISTANCE OF 13.340 FEET; (12) NORTH 74°26'55" EAST 32.607 FEET; (13) NORTH 15°33'05" WEST 34.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 15°33'05" WEST); (14) RUNNING NORTHWESTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°29'07", A DISTANCE OF 31.934 FEET; AND (15) NORTH 14°03'58" WEST 65.463 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE ESCAPES AT THE LEDGES- PHASE 1 AMENDED SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (2) TWOCOURSES: (1) NORTH 75°56'02" EAST 0.952 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 75°56'02" EAST); AND (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 41.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 93°57'05", A DISTANCE OF 67.230 FEET TO A POINT OF COMPOUND CURVATURE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON TREE DRIVE AND SAID LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 1 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY AND RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) RUNNING EASTERLY ALONG THE ARC OF A 775.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°14'07", A DISTANCE OF 260.181 FEET; AND (2) SOUTH 80°52'47" EAST 24.352 FEET TO THE POINT OF BEGINNING.

#### **Escapes Phase 5**

Parcel # SG-ESLE-5- 501, 502,503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534.

BEGINNING AT A POINT SOUTH 88°48'45" EAST 1077.906 FEET ALONG THE SECTION LINE AND SOUTH 1309.930 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), SAID POINT BEING ON THE SOUTHERLY SUBDIVISION BOUNDARY OF THE ESCAPES AT THE LEDGES - PHASE 1 AMENDED SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CANYON TREE DRIVE AND RUNNING THENCE ALONG SAID BOUNDARY AND RIGHT-OF-WAY LINE THE FOLLOWING (10) TEN COURSES:(1) NORTH 66°24'45" EAST 86.000 FEET TO A POINT OF CURVATURE; (2) RUNNING NORTHEASTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°11'39", A DISTANCE OF 3.660 FEET; (3) NORTH 62°13'06" EAST 71.540 FEET TO A POINT OF CURVATURE; (4) RUNNING NORTHEASTERLY ALONG THE ARC OF A 50.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°11'39", A DISTANCE OF 3.660 FEET; (5) NORTH 66°24'45" EAST

53.853 FEET TO A POINT OF CURVATURE; (6) RUNNING NORTHEASTERLY ALONG THE ARC OF A 770.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°47'45", A DISTANCE OF 64.451 FEET TO A POINT OF REVERSE CURVATURE; (7) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 30.500 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 94°43'32", A DISTANCE OF 50.425 FEET; (8) NORTH 75°56'02" EAST 7.500 FEET; (9) NORTH 86°38'59" EAST 25.444 FEET; AND (10) NORTH 75°56'02" EAST 6.548 FEET; THENCE SOUTH 14°03'58" EAST 65.463 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 91°29'07", A DISTANCE OF 31.934 FEET; THENCE SOUTH 15°33'05" EAST 34.000 FEET; THENCE SOUTH 74°26'55" WEST 32.607 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 135.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°39'42", A DISTANCE OF 13.340 FEET; THENCE SOUTH 68°47'13" WEST 26.998 FEET; THENCE SOUTH 07°38'33" EAST 100.146 FEET; THENCE SOUTH 23°00'33" WEST 71.325 FEET; THENCE SOUTH 05°41'47" EAST 134.140 FEET; THENCE SOUTH 84°34'37" WEST 112.741 FEET; THENCE SOUTH 05°27'04" EAST 133.229 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 85.000 FOOT RADIUS CURVE

TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°39'57", A DISTANCE OF 45.494 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 100°08'20", A DISTANCE OF 34.955 FEET; THENCE SOUTH 46°15'21" EAST 34.000 FEET; THENCE SOUTH 45°16'26" EAST 171.881 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE LEDGES OF ST. GEORGE WHITE ROCKS - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) SOUTH 49°14'39" WEST 71.278 FEET; (2) SOUTH 53°19'45" WEST 71.296 FEET; (3) SOUTH 57°24'54" WEST 71.293 FEET; (4) SOUTH 61°29'53" WEST 71.142 FEET; (5) SOUTH 65°28'34" WEST 90.942 FEET; AND (6) SOUTH 71°19'08" WEST 127.066 FEET TO A POINT ON THE EASTERLY HIGHWAY RIGHT-OF-WAY LINE OF SR-18; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (2) TWO COURSES: (1) NORTH 18°40'52" WEST 332.439 FEET; AND (2) NORTH 10°40'31" WEST 484.078 FEET; THENCE NORTH 69°54'21" EAST 220.768 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 69°54'21" EAST); THENCE ALONG THE ARC OF A 30.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°30'24", A DISTANCE OF 45.295 FEET TO THE POINT OF BEGINNING.

### **Escapes Phase 6**

**Parcel # SG-ESLE-6- 601, 602, 603, 604, 605, 606, 607, 608, 609 610, 611, 612.**

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°07'33", 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.