

8

DOC # 20230038080

Bylaws Page 1 of 8  
Gary Christensen Washington County Recorder  
12/22/2023 11:43:47 AM Fee \$ 40.00  
By LEDGES MANAGEMENT AND PLANNING LLC



When Recorded, Return To:

Ledges Management and Planning, LLC  
c/o Gilbert M. Jennings  
335 East St. George Blvd., Ste 301  
St. George, Utah 84770

**First Amendment to the  
Bylaws of Escapes at Ledges Owners Association**

This First Amendment to the Bylaws of the Escapes at Ledges Owners Association is made by the undersigned Declarant acting under Section 15.3 of the Bylaws of the Escapes at Ledges Owners Association (which were adopted by Declarant and recorded on February 3, 2015 as Exhibit B to the Neighborhood Declaration for Escapes at Ledges, DOC #20150003651 – “Escapes Declaration”), hereinafter referred to as the “Bylaws.”

Recitals

- A. Section 15.3 of the Bylaws grant to Declarant, during the Declarant Control Period, the unilateral right to alter, amend or repeal the Bylaws, in whole or in part, with or without notice to the Class A Members.
- B. Exercising its rights under Section 15.3, Declarant hereby adopts the following amendments.

Amendments

- 1. Section 5.2 of the Bylaws is amended in its entirety to read as follows:

5.2. Number. The affairs of this Neighborhood Association shall be managed by a Neighborhood Board of Directors consisting of at least five qualified persons. The number of directors may range between five and nine directors. The number of persons constituting the whole Neighborhood Board of Directors may be fixed from time to time within this range by resolution of the Neighborhood Board of Directors. Notwithstanding the foregoing, during the Declarant Control Period only the Declarant may determine the number of persons constituting the Neighborhood Board of Directors and may unilaterally expand or contract the number of Board members, as long as such number remains within the same range as set forth above in this Section 5.2. Section 5.3 of the Bylaws is amended in its entirety to read as follows:

5.3. Term of Office; Staggered Terms. At the first annual meeting at which Members elect the Directors, the two persons obtaining the highest number of votes shall serve for two years and all others shall serve for one year. Thereafter,

and subject to the Declarant's rights during the Declarant Control Period as set forth in Section 5.6, upon the expiration of the initial term of each director, his or her successor shall be elected for two-year terms. Nothing prevents any person from serving as a director for successive terms or more than one term if duly elected by the Members.

2. Section 5.4 of the Bylaws is amended in its entirety to read as follows:

5.4. Removal. Any Director may be removed from the Neighborhood Board with cause, by a majority vote of the Members of the Neighborhood Association. Any Director who is absent from three consecutive Neighborhood Board meetings is automatically removed from the Neighborhood Board unless otherwise determined by the Neighborhood Board. In the event of a vacancy on the Neighborhood Board resulting from the death, resignation, or removal of a Director, the remaining Directors shall select a successor to serve for the unexpired term of his or her predecessor or until special election of a successor. If any such vacancy occurs during the Declarant Control Period, the vacancy is subject to the Declarant's exclusive appointment rights set forth in Section 5.6.

3. Section 5.6 of the Bylaws is amended in its entirety to read as follows:

5.6. Directors During Declarant Control Period. Notwithstanding anything in the Bylaws to the contrary, the Declarant acting in its sole discretion has the right to appoint Directors during the Declarant Control Period. During the Declarant Control Period, Directors serve at the pleasure of the Declarant. There shall be no requirement for the election of Directors as forth in Article 6 until the termination of the Declarant Control Period unless the Declarant expressly provides otherwise in writing. If an election of Directors by the Class A Members either has occurred or is permitted to occur during the Declarant Control Period, any such Director so elected may serve through the end of the term for which that person was elected and, upon the expiration of such term, the Declarant has the right to appoint a new Director pursuant to this section.

4. All other terms of the Bylaws that do not conflict with the terms of this amendment remain in effect.

5. Pursuant to Section 15.5, this amendment is immediately effective upon adoption by Declarant and recording pursuant to Utah Code § 57-8a-216(3).

Declarant

Ledges Management and Planning, LLC  
a Utah limited liability company

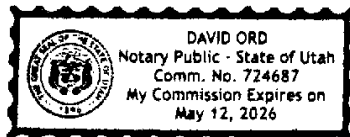
By: *William M. ...*  
Its: MANAGER  
Date: DECEMBER 22, 2023

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On this 22<sup>nd</sup> day of December, 2023, before me personally appeared \_\_\_\_\_ 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 Manager of Ledges Management and Planning, 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.

*David Ord*

Notary Public



## 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°56'57" 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 SUSDIVISION 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°16'28" 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.