

DOC # 20120011214

Easements Page 1 of 5  
Russell Shirts Washington County Recorder  
04/06/2012 12:06:10 PM Fee \$ 0.00  
By: ST. GEORGE CITY

WHEN RECORDED, MAIL TO:  
City of St. George, a Municipal Corporation  
175 East, 200 North  
St. George, Utah 84770



Tax ID No. SG-5-2-32-250

## Easement

Washington County

Shefco, LTD, a Limited Partnership of the State of Utah, Grantor, hereby GRANTS AND CONVEYS to the City of St. George, a Municipal Corporation, at 175 East, 200 north, St. George, Utah, 84770, Grantee, for the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the following described easements in Washington County, State of Utah, to wit: a temporary construction easement, upon part of an entire tract of property, situated in the SE $\frac{1}{4}$  of Section 32, Township 42 South, Range 15 West, Salt Lake Base and Meridian, for the rehabilitation of the Virgin River channel. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two (2) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the Easterly line of River Road and the top of a rip rap rock wall, which point is S.0°32'03"W 2,686.48 feet along the Section line to the Quarter corner common to Section 32 and 33, and South 1023.69 feet, and West 1813.47 feet from the corner common to Sections 28,29,32 and 33, Township 42 South, Range 15 West; and running thence Easterly the following (17) courses along the top of said rip rap wall; thence S.55°28'12"E. 32.62 feet; thence S.51°21'40"E. 15.52 feet; thence S.59°55'50"E. 45.25 feet; thence S.77°04'09"E. 45.25 feet; thence S.81°04'48"E. 38.75 feet; thence S.71°57'49"E. 38.75 feet; thence S.66°29'46"E. 176.23 feet; thence S.61°49'21"E. 64.75 feet; thence S.54°17'37"E. 64.75 feet; thence S.55°43'59"E. 69.83 feet; thence S.66°52'20"E. 41.86 feet; thence S.78°44'36"E. 41.86 feet; thence S.78°55'28"E. 34.69 feet; thence S.67°24'57"E. 34.69 feet; thence S.67°30'37"E. 39.33 feet; thence S.79°12'30"E. 39.33 feet; thence S.85°03'26"E. 82.47 feet; thence S.4°56'34"W. 25.00 feet; thence N.85°03'26"W. 83.75 feet; thence N.79°12'30"W. 43.17 feet; thence N.67°30'37"W. 41.91 feet; thence N.67°24'57"W. 32.19 feet; thence

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N.78°49'10"W. 76.71 feet; thence N.66°52'20"W. 46.90 feet; thence N.55°43'59"W. 72.58 feet; thence N.54°17'37"W. 63.42 feet; thence N.61°49'21"W. 62.08 feet; thence N.66°29'46"W. 174.02 feet; thence N.71°57'49"W. 35.56 feet; thence N.81°04'48"W. 37.63 feet; thence N.77°04'09"W. 49.89 feet; thence N.59°55'50"W. 50.89 feet; thence N.51°21'40"W. 16.55 feet; thence N.17°11'21"W. 40.35 feet to the point of beginning.

The above described part of an entire tract contains 22,414 square feet in area or 0.468 acre.

**ALSO:**

A temporary access easement, upon part of an entire tract of property, situated in the SE¼ of Section 32, Township 42 South, Range 15 West, Salt Lake Base and Meridian, for the purpose of ingress and egress to the Virgin River channel rehabilitation project. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for two (2) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract are described as follows:

Beginning in the Northerly line of 1450 South Street, which point is S.0°32'03"W. 2,686.48 feet along the Section line to the Quarter corner common to Section 32 and 33, and South 1449.52 feet, and West 1251.75 feet from the corner common to Sections 28,29,32 and 33, Township 42 South, Range 15 West; and running thence S.89°38'08"W. 50.00 feet along said Northerly line of 1450 South Street; thence N.00°21'52"W. 149.56 feet; thence S.55°43'59"E. 4.25 feet; thence S.66°52'20"E. 46.90 feet; thence S.78°44'36"E. 3.57 feet; thence S.00°21'52"E. 127.73 feet to the point of beginning.

The above described part of an entire tract contains 6893 square feet in area or 0.158 acres.

IN WITNESS WHEREOF, the hand of said Grantor has been set this 24<sup>th</sup>  
day of January, A.D. 20 12.

Signed in the presence of:

\_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

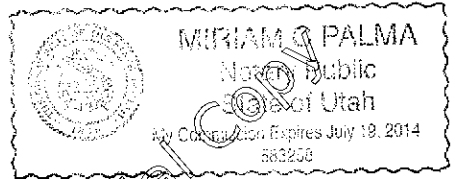
\_\_\_\_\_  
Shefco, LTD

By Stephen N. Sheffield  
general partner

On the date first above written personally appeared before me,  
Stephen N. Sheffield, who, being by me duly sworn, acknowledged to me  
that he is a partner of the firm of Shefco, LTD, a Limited  
Partnership, and that the within and foregoing instrument was signed in behalf of said  
Limited Partnership by authority of all partners, and said Grantor acknowledged to me  
that said Limited Partnership executed the same.

WITNESS my hand and official stamp the date in this certificate first above  
written:

Miriam C. Palma  
Notary Public



**ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT**

The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above temporary construction easement, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

DATED this 26 day of January, 2012.

CITY OF ST. GEORGE

Daniel D. McArthur  
Daniel D. McArthur, Mayor

ATTEST:

Gay Cragun  
Gay Cragun, City Recorder



Approved as to form

Paula Houston  
Paula Houston, Deputy City Attorney

