

DOC # 20130008067

Easements Page 1 of 6
Russell Shirts Washington County Recorder
03/04/2013 02:58:21 PM Fee \$ 0.00
By ST GEORGE CITY



When Recorded Return To:
City of St. George
City Attorney's Office
175 East 200 North
St. George, Utah 84770

Tax ID: SG-5-2-32-251

EROSION PROTECTION AND TRAIL EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to SHEFCO LTD, herein referred to as Grantor, by the City of St. George, a Utah municipal corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a permanent easement for ingress and egress to use, install, operate, maintain, repair, remove, relocate and replace erosion protection and public trail improvements, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described in Exhibit A, except the permanent public trail improvements shall not be located on the area identified in Exhibit B.

Grantee shall maintain the easement in good repair. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement during the duration of the easement without prior approval of the Grantee. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and the City is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 22nd day of

February, 2013.

GRANTOR: SHEFCO LTD

Stephen Sheffield
Stephen Sheffield

STATE OF UTAH
County of Washington

On the 20th day of January, 2013, personally appeared before me STEPHEN SHEFFIELD, who being by me duly sworn did say that he/she is a general partner in SHEFCO, L.T.D. and that he executed the foregoing document on behalf of said limited partnership company and is authorized and empowered to do so by the express consent of all the partners or the act is for carrying on the partnership business in the usual way.

My commission expires 7/19/14. Miriam C. Palmer
Notary Public
Residing in Washington County



ACCEPTANCE OF DEDICATION

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

DATED this 28 day of February, 2013.

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

EXHIBIT "A"

Beginning at a point being South 00°32'03" West 4,123.51 feet along the extension of the section line and West 878.58 feet from the West Quarter Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running:

thence North 71°42'19" West 263.00 feet;
thence South 03°05'08" East 97.93 feet to the northerly line of 1450 South Street;
thence North 88°00'22" West 50.66 feet along said northerly line;
thence North 02°52'05" West 113.03 feet;
thence North 71°42'19" West 127.96 feet;
thence northwesterly 37.62 feet along an arc of a 234.45 foot radius curve to the right (center bears North 18°17'41" East, long chord bears North 67°06'30" West 37.58 feet with a central angle of 09°11'37");
thence North 62°30'42" West 472.03 feet;
thence westerly 39.74 feet along an arc of a 146.45 foot radius curve to the left (center bears South 27°29'18" West, long chord bears North 70°17'05" West 39.61 feet with a central angle of 15°32'46");
thence North 17°11'21" West 54.10 feet to the easterly line of River Road;
thence South 84°36'17" East 4.08 feet along said easterly line;
thence easterly 75.37 feet along an arc of a 195.45 foot radius curve to the right (center bears South 05°23'43" West, long chord bears South 73°33'29" East 74.90 feet with a central angle of 22°05'36");
thence South 62°30'42" East 472.03 feet;
thence southeasterly 29.76 feet along an arc of a 185.45 foot radius curve to the left (center bears North 27°29'18" East, long chord bears South 67°06'31" East 29.73 feet with a central angle of 09°11'37");
thence South 71°42'19" East 406.50 feet;
thence North 32°52'49" East 18.60 feet;
thence South 71°42'19" East 33.50 feet;
thence South 18°17'41" West 67.00 feet to the Point of Beginning.

EXHIBIT "B"

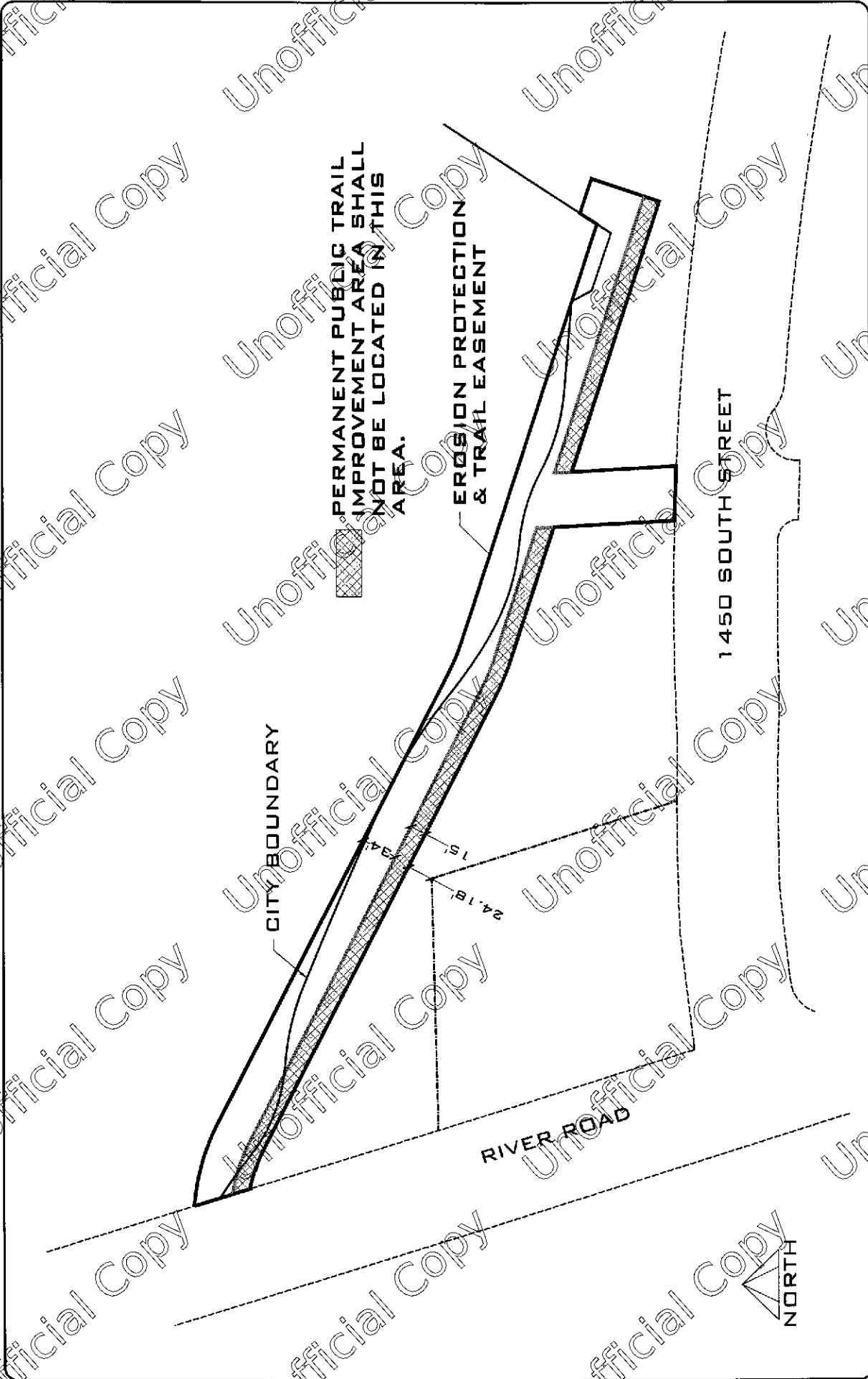
Beginning at a point being South 00°32'03" West 4,123.51 feet along the extension of the section line and West 878.58 feet from the West Quarter Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running:

thence North 71°42'19" West 263.00 feet;
thence North 03°05'08" West 16.11 feet;
thence South 71°42'19" East 268.87 feet;
thence South 18°17'41" West 15.00 feet to the Point of Beginning.

Together with:

Beginning at a point being South 00°32'03" West 4,024.08 feet along the extension of the section line and West 1,180.23 feet from the West Quarter Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running:

thence North 71°42'19" West 127.96 feet;
thence northwesterly 37.62 feet along an arc of a 234.45 foot radius curve to the right (center bears North 18°17'41" East, long chord bears North 67°06'30" West 37.58 feet with a central angle of 09°11'37");
thence North 62°30'42" West 472.03 feet;
thence westerly 39.74 feet along an arc of a 146.45 foot radius curve to the left (center bears South 27°29'18" West, long chord bears North 70°17'05" West 39.61 feet with a central angle of 15°32'46") to the easterly line of River Road;
thence North 17°11'21" West 16.93 feet along said easterly line;
thence easterly 52.05 feet along an arc of a 161.45 foot radius curve to the right (center bears South 09°00'58" West, long chord bears South 71°44'52" East 51.83 feet with a central angle of 18°28'20");
thence South 62°30'42" East 472.03 feet;
thence southeasterly 35.21 feet along an arc of a 219.45 foot radius curve to the left (center bears North 27°29'18" East, long chord bears South 67°06'30" East 35.17 feet with a central angle of 09°11'37");
thence South 71°42'19" East 122.15 feet;
thence South 02°52'05" East 16.08 feet to the Point of Beginning.



PERMANENT PUBLIC TRAIL
 IMPROVEMENT AREA SHALL
 NOT BE LOCATED IN THIS
 AREA.

EROSION PROTECTION
 & TRAIL EASEMENT

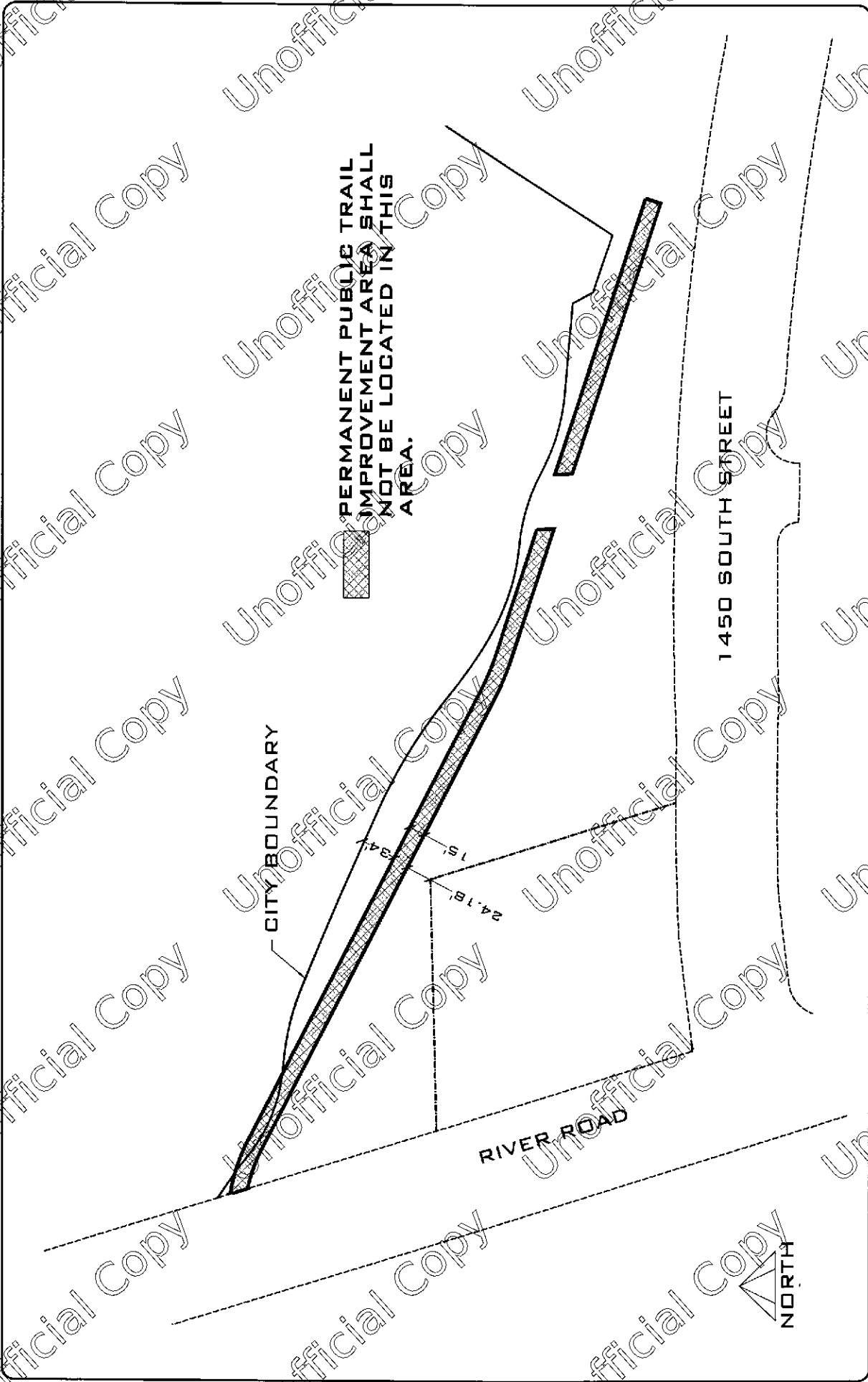
CITY BOUNDARY

1450 SOUTH STREET

RIVER ROAD

NORTH

DATE:	2/22/12
JOB NO.:	2012-B-001
DRWN BY:	BEA
DESIGNED BY:	BEA
SCALE:	NIS
DWG:	EXHIBIT
DATE:	
REVISIONS:	
352 EAST RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 PH: (435) 673-8588 FX: (435) 673-8397 WWW.RACIVIL.COM	
EXHIBIT "A" MAP FOR SHEFCO LTD	
SHEET	1
OF	1 SHEETS



PERMANENT PUBLIC TRAIL
 IMPROVEMENT AREA SHALL
 NOT BE LOCATED IN THIS
 AREA.

CITY BOUNDARY

1450 SOUTH STREET

RIVER ROAD

NORTH

DATE:	3/22/13
JOB NO.:	2012-B-001
DRAWN BY:	BEA
DESIGNED BY:	BEA
SCALE:	NTS
DWG.:	EXHIBIT

DATE	REVISIONS

ROSENBERG
 A S O C I A T E S
 CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE
 DRIVE, SUITE A-2 ST.
 GEORGE, UTAH 84790
 PH (435) 579-8586
 FX (435) 573-8397
 WWW.RACIVIL.COM

EXHIBIT "B" MAP
 FOR
 SHEFCO LTD

SHEET
1
 SHEETS