

SEWER LINE EASEMENT

0376423 Bk 0585 Pg 0303

RUSSELL SHIRTS & WASHINGTON CO RECORDER
1990 DEC 28 16:34 PR FEE \$8.00 BY RJP
REQUEST: IVINS TOWN

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to THOMAS J. LORDEN and BARBARA LORDEN hereinafter referred to as "Grantors," by the City of St. George, City of Santa Clara, and the Town of Ivins, hereinafter referred to as "Grantees," Grantors do hereby grant, transfer and convey unto the Grantees both a temporary easement and a perpetual easement with the right to erect, construct, install and lay, and thereafter a perpetual easement to use, operate, inspect, repair, maintain, replace or expand sewer facilities, including but not limited to large diameter outfall lines, a service road, and possibly the placement of rip-rap, steel or concrete structures, under and along any portion of the property described herein which may be owned by Grantors in Washington County, State of Utah.

The temporary easement shall be 50 feet in width during the period of construction, and upon completion, the perpetual easement shall be 30 feet in width, the centerline of both the temporary and perpetual easements is described in Exhibit "A", attached hereto and incorporated herein by this reference.

Grantees agree to maintain the easement in good repair so that Grantors can continue to make such use of the surface of said easement as does not interfere with its purposes as described herein, and in such a manner that no damage results to the adjacent land of Grantors. Grantors shall provide reasonable ingress and egress to and from said right-of-way.

The benefits of this easement shall inure to the benefit of Grantees, or any municipal successor thereof, but shall not inure to or be for the benefit of any private assignee of Grantees.

The legal description of the property effected by the aforesaid Right-of-Way Easement is particularly described as follows:

All of Lot 3, Block 28, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION SURVEY OF LANDS situated in Section 9, T42S., R16W., S1B&M, and as shown on the official map of said survey on file in the office of the recorder of Washington County, Utah.

LESS AND EXCEPTING the Westerly 1/3 of said lot and also LESS AND EXCEPTING the Easterly 1/3 of said Lot 3 containing an aggregate of 3 1/3 acres of land more or less.

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TOGETHER with all improvements thereon, and all appurtenances thereunto belonging.

TOGETHER with 0.014 c/f/s underground water right in and to the application to the appropriate Water No. 36876, on file at the offices of the Division of Water Rights of the State of Utah.

SUBJECT to easements, rights-of-way, covenants and conditions enforceable in law and equity.

TOGETHER with a right-of-way for egress and ingress across the Northerly 25 feet of the Westerly 1/3 of Lot 3, said Block 28, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION SURVEY OF LANDS.

SUBJECT to a right-of-way for egress and ingress across the Northerly 25 feet thereof.

TOGETHER with adequate egress and ingress in and to said subject tract of land through dedicated roadway easements contained within the ST. GEORGE AND SANTA CLARA BENCH IRRIGATION SURVEY OF LANDS, as shown on the official map of said survey on file in the office of the Recorder of Washington County, State of Utah.

The undersigned covenants that they are the owners of the above-described property.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of Sept, 1990.

GRANTORS:

Thomas J. Lorden
Thomas J. Lorden

Barbara V. Lorden
Barbara V. Lorden

INDIVIDUAL ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE ss.

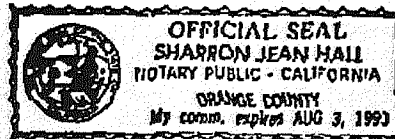
On this 14 day of SEPTEMBER, 1990, before me, SHARRON JEAN HALL

a Notary Public in and for said State, personally appeared THOMAS J. LORDEN & BARBARA V. LORDEN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Sharon Jean Hall
Notary Public in and for said State.





BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(801) 673-2337

**Legal Description
Prepared For
Ivins, Santa Clara & St. George Sewer
Exhibit "A"**

Beginning at a manhole located within the right of way of 800 South Street Extended of Ivins, Utah, said point being located N 88°07'39" E 281.50 feet along the section line and North 4.47 feet from the South 1/4 corner of Section 5, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence S 53°06' E 1200.00 feet more or less to a manhole; thence S 61°06' E 400.00 feet more or less to a manhole; thence S 71°08' E 400.00 feet more or less to a manhole; thence S 66°10' E 400.00 feet more or less to a manhole; thence S 42°40' E 400.00 feet more or less to a manhole; thence S 61°48' E 68.00 feet to a point on the West line of Section 9, Township 42 South, Range 16 West, said point being located N 0°40'46" W along the section line 1077.76 feet from the West 1/4 corner of said Section 9; thence S 61°48' E 332.00 feet more or less to a manhole; thence S 45°54' E 375.00 feet more or less to a manhole; thence S 37°17'26" E 400.00 feet more or less to a manhole; thence S 66°50'47" E 330.00 feet more or less to a manhole; thence S 41°05' E 330.00 feet more or less to a manhole; thence S 48°45' E 630.00 feet more or less to a manhole; thence S 26°10' E 220.00 feet more or less to a manhole; thence S 75°30' E 155.00 feet more or less to a manhole; thence S 32°49' E 320.00 feet more or less to a manhole; thence S 52°08' E 400.00 feet more or less to a manhole; thence S 44°40' E 400.00 feet more or less to a manhole; thence S 25°57' E 800.00 feet more or less to a manhole; thence S 42°36' E 400.00 feet more or less to a manhole; thence S 61°25' E 400.00 feet more or less to a manhole; thence S 69°01' E 5.59 feet more or less to a point on the South line of said Section 9, said point being located N 89°12'22" E along the section line 1038.85 feet from the South 1/4 corner of said Section 9; thence S 69°01' E 394.41 feet more or less to a manhole; thence S 69°01' E 305.00 feet more or less to a manhole; thence S 48°47' E 695.00 feet more or less to a manhole; thence S 47°46' E 370.00 feet more or less to a manhole; thence East 185.00 feet more or less to a manhole, said point also being located S 0°16'24" E along the section line 983.61 feet from the section corner common to Sections 9, 10, 15 and 16, Township 42 South, Range 16 West; thence S 45°30' E 400.00 feet more or less to a manhole; thence S 61°00' E 200.00 feet more or less to a manhole; thence S 47°57' E 175.00 feet more or less to a manhole; thence S 11°50' E 140.00 feet more or less to a manhole; thence S 44°05' E 165.00 feet more or less to a manhole; thence S 19°46' E 400.00 feet more or less to a manhole; thence S 43°24' E 240.00 feet more or less to a manhole; thence S 21°26' E 210.00 feet more or less to a manhole; thence S 5°29' W 154.87 feet to a point on the center section line of Section 15, said point being located N 89°36'10" E along the center section line 1088.14 feet from the West 1/4 corner of said Section 15; thence S 5°29' W 245.13 feet more or less to a manhole; thence S 4°20' W 320.00 feet more or less to a manhole; thence S 11°36' E 400.00 feet more or less to a manhole; thence S 82°00' E 345.00 feet more or less to a manhole; thence S 82°00' E 175.00 feet more or less to a manhole; thence S 34°45' E 400.00 feet more or less to a

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EXHIBIT A

manhole; thence S 34°45' E 390.00 feet more or less to a manhole; thence S 21°03' W 470.00 feet more or less to a manhole, said point being located in the highway right of way of old Highway 91, also known as Sunset Boulevard; thence S 5°15' E within said highway 70.00 feet more or less to a manhole; thence S 70°36' E within said highway 836.67 feet to a point on the center section line of Section 15, Township 42 South, Range 16 West, said point being located N 0°10'13" W along the center section line, 204.25 feet from the South 1/4 corner of said Section 15; thence S 70°36' E along said highway 173.33 feet more or less to a manhole; thence S 18°40' E 152.39 feet to a point on the south section line of said Section 15, said point being located N 89°22'33" E along the section line 211.67 feet from the South 1/4 corner of said Section 15; thence S 18°40' E 247.61 feet more or less to a manhole; thence S 22°27' E 400.00 feet more or less to a manhole; thence S 57°22' E 395.00 feet more or less to a manhole; thence S 2°30' E 650.00 feet more or less to a manhole; thence S 46°47'38" E 150.00 feet more or less to a manhole; thence S 11°00' W 385.00 feet more or less to a manhole; thence S 4°54' E 400.00 feet more or less to a manhole; thence S 4°54' E 295.00 feet more or less to a manhole; thence S 0°42' W 4.62 feet more or less to a point on the center section line of Section 22, Township 42 South, Range 16 West, said point being located N 89°21'38" E along the center section line 861.79 feet from the center 1/4 of said Section 22; thence S 0°42' W 295.38 feet more or less to a manhole; thence S 15°47' E 265.00 feet more or less to a manhole; thence S 50°20' E 360.00 feet more or less to a manhole; thence S 23°30' E 350.00 feet more or less to a manhole; thence S 23°30' E 320.00 feet more or less to a manhole; thence S 21°40' W 360.00 feet more or less to a manhole; thence S 50°22' W 175.00 feet more or less to a manhole; thence S 24°57' W 400.00 feet more or less to a manhole; thence S 1°00' E 82.00 feet more or less to a manhole, said point being on the centerline of the existing lower Santa Clara outfall sewer line, said point also being located N 89°32'12" E along the section line 1001.83 feet and North 377.26 feet from the South 1/4 corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being the terminal point of this easement.

5-4477

JR/lg