

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

DOC # 20190023918

Easements Page 1 of 7  
Russell Shirks Washington County Recorder  
06/18/2019 12:05:20 PM Fee \$ 0.00  
By ST GEORGE CITY



Tax ID: SG-5-2-22-112

### MUNICIPAL UTILITY EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to White Hills, LC, Grantor, by the City of St. George, a Utah municipal corporation, Grantee, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility and drainage facilities; for unimpeded perpetual ingress and egress for vehicular and pedestrian traffic over, upon and across the roads, driveways, access ways, entrances, exits and sidewalks as such currently exist and as may be developed from time to time by Grantor; and for other public use, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with municipal uses such as utilities and drainage.

Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. Grantor may not interfere with the easement in anyway. If any improvement is installed, built, or placed within the easement by Grantor or its successors or assigns, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss. Grantor shall pay for any extra costs which Grantee incurs as a result of Grantor burdening the easement.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

[Signature pages follows]

IN WITNESS WHEREOF, Grantor has executed this instrument this 4<sup>th</sup> day of June, 2019.

GRANTOR: White Hills, LC

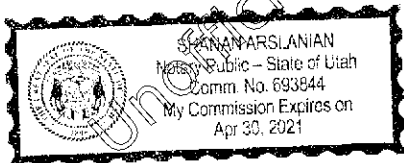
By: [Signature]  
Name: Scott Sandberg  
Title: Manager

By: [Signature]  
Name: Jerry Sandberg  
Title: Manager

By: [Signature]  
Name: Susan Debenham  
Title: Manager

STATE OF UTAH                    )  
  ss.  
WASHINGTON COUNTY        )

This instrument was acknowledged before me on June 4, 2019, by each of Scott Sandberg, Jerry Sandberg and Susan Debenham, Managers of White Hills, LC, a Utah limited liability company.



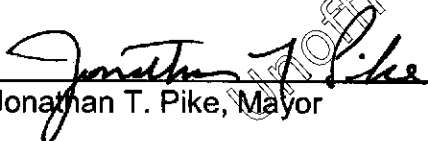
[Signature]  
Notary Public

**ACCEPTANCE OF DEDICATION**

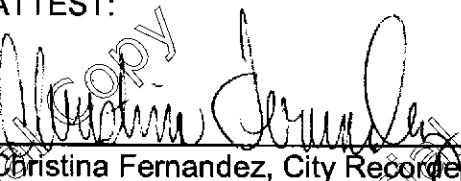
The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof, agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

DATED this 11 day of June, 2019.

CITY OF ST. GEORGE

  
Jonathan T. Pike, Mayor

ATTEST:

  
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

  
Victoria H. Hales, Assistant City Attorney

**EXHIBIT A**  
(Legal Description – Easement)

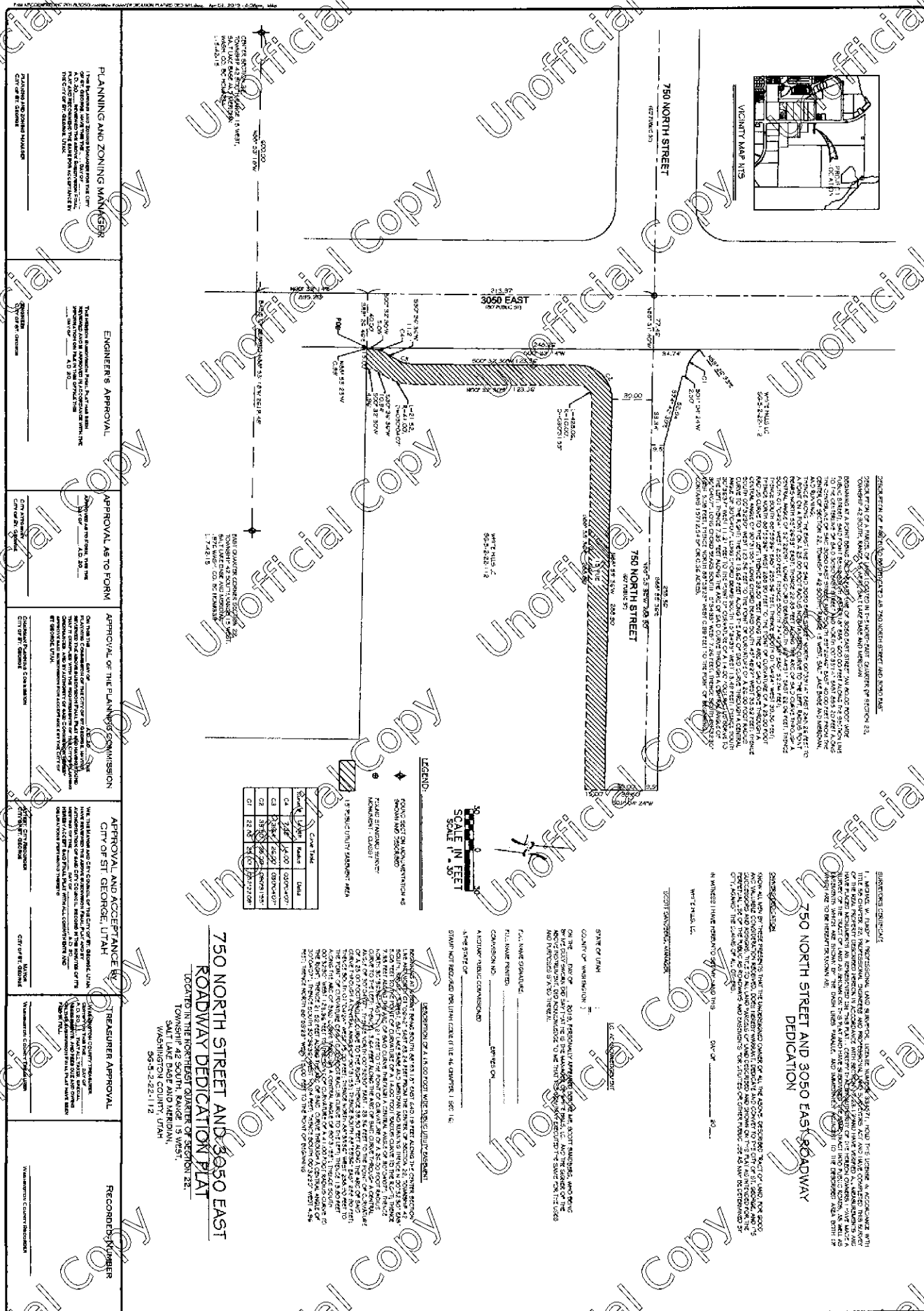
DESCRIPTION OF A 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT CONTIGUOUS TO THE 750 NORTH STREET AND 3050 EAST ROADWAY DEDICATION LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT BEING SOUTH 88°53'18" EAST 640.19 FEET ALONG THE CENTER SECTION LINE AND NORTH 01°06'42" EAST 83.24 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 00°32'30" EAST 5.08 FEET TO THE POINT OF CURVATURE OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 7.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°04'07"; THENCE NORTH 30°36'36" EAST 112.1 FEET TO THE POINT OF CURVATURE OF A 26.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 13.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°04'07"; THENCE NORTH 00°32'30" EAST 123.36 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 39.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°31'55"; THENCE SOUTH 88°55'36" EAST 288.90 FEET; THENCE SOUTH 01°04'24" WEST 15.00 FEET; THENCE NORTH 88°55'36" WEST 288.90 FEET TO THE POINT OF CURVATURE OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 15.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°31'55"; THENCE SOUTH 00°32'30" WEST 123.36 FEET TO THE POINT OF CURVATURE OF A 41.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 21.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°04'07"; THENCE SOUTH 30°36'36" WEST 10.94 FEET; THENCE SOUTH 00°32'30" WEST 4.96 FEET; THENCE NORTH 88°53'23" WEST 15.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**  
(Roadway Dedication Plat)

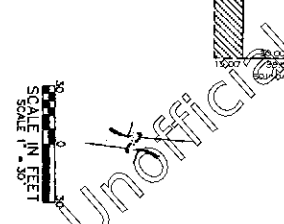
[see attached]

EXHIBIT B



**SECTION 22 OF A 36-60-00 PLAT, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB88M**  
 SHOWING THE LOTS AND THE 750 NORTH STREET AND 3050 EAST ROADWAY DEDICATION PLAT.

THESE LOTS AND THE 750 NORTH STREET AND 3050 EAST ROADWAY DEDICATION PLAT ARE SHOWN AS BEING THE SAME AS SHOWN ON THE PLAT OF SECTION 22 OF A 36-60-00 PLAT, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB88M, AS RECORDED IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, UTAH, ON 06/18/2019 AT 12:05:20 PM.



**LEGEND**

- ROADWAY DEDICATION PLAT
- PLAT BOUNDARY
- SECTION BOUNDARY
- SECTION CORNER
- SECTION CENTER
- SECTION QUARTER CORNER
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**750 NORTH STREET AND 3050 EAST ROADWAY DEDICATION PLAT**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB88M, WASHINGTON COUNTY, UTAH.  
 56 S 2 22 11 2

**PLANNING AND ZONING MANAGER**  
 I, \_\_\_\_\_, Planning and Zoning Manager, do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the Public Records of Washington County, Utah, on 06/18/2019 at 12:05:20 PM.

**ENGINEER'S APPROVAL**  
 I, \_\_\_\_\_, Engineer, do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the Public Records of Washington County, Utah, on 06/18/2019 at 12:05:20 PM.

**APPROVAL AS TO FORM**  
 I, \_\_\_\_\_, City Clerk, do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the Public Records of Washington County, Utah, on 06/18/2019 at 12:05:20 PM.

**APPROVAL OF THE PLANNING COMMISSION**  
 I, \_\_\_\_\_, Planning Commission, do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the Public Records of Washington County, Utah, on 06/18/2019 at 12:05:20 PM.

**APPROVAL AND ACCEPTANCE BY CITY OF ST. GEORGE, UTAH**  
 I, \_\_\_\_\_, Mayor, do hereby certify that the above plat is a true and correct copy of the original plat as recorded in the Public Records of Washington County, Utah, on 06/18/2019 at 12:05:20 PM.

**RECORDING NUMBER**  
 \_\_\_\_\_

<p>Project: 750 N 231 W                  Date: 06/18/2019                  Drawn by: [Signature]                  Checked by: [Signature]</p>	<p>750 NORTH AND 3050 EAST ROADWAY DEDICATION PLAT                  NORTHEAST QUARTER OF SECTION 22                  TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB88M</p>	<p><b>CORNERPOINT</b>                  PROFESSIONAL LAND SURVEYS, INC.                  2075 S. St. Mark Drive #43,                  St. George, Utah, 84770                  435-619-5528                  mike@cornerpoint.com</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description of Revision</th> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description of Revision	Date	By																
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**CONSENT OF GROUND LESSEE TO EASEMENT**

The undersigned, Twin Towers, LLC, as ground lessee under that certain Ground Lease with White Hills, LC dated July 17, 2018, hereby consents to and approves the filing of the Municipal Utility Easement dated June 4, 2019 to which this consent is affixed and further joins in all dedications and/or grants of easements set forth in such easement.


Dated June 5, 2019.

**TWIN TOWERS, LLC**

By:   
Name: Conner Atkin  
Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON)

On this 5<sup>th</sup> day of June, 2019, before me personally appeared Conner Atkin, signer of the foregoing document, who duly acknowledged before me that he is the Manager of Twin Towers, LLC, and that he executed this document for the purposes set forth herein and pursuant to the authority granted him by said company.

  
NOTARY PUBLIC  
Address: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

