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

DOC # 2020073206

Easements Page 1 of 6
Russell Shirts Washington County Recorder
12/18/2020 10:22:34 AM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: a portion of SG-5-2-22-112

TEMPORARY ACCESS EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, White Hills, LC, a Utah limited liability company, herein referred to as Grantor, hereby grants to the City of St. George, a Utah municipal corporation, herein referred to as Grantee, the following described real property interest:

A temporary easement (the "Temporary Easement") for use for ingress and egress, to use, install, operate, maintain, repair for purposes normally associated with the transportation of traffic, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows, which may not be changed or modified without the consent of the Grantee, except as otherwise set forth herein:

for boundary description see Exhibit A,
and map see Exhibit B, each incorporated herein

Non-Exclusive Use. The Temporary Easement acquired herein does not convey any right except as stated herein, nor does it prevent Grantor from the use of the real property within the Easement Area so long as such use does not interfere with the purposes for which the Temporary Easement is being acquired. This Temporary Easement does not convey the right to use the Temporary Easement in a manner that would deny any right of Grantor to access property outside the Easement Area.

Duration of Easement. This Temporary Easement shall begin on the day the final subdivision plat for White Hills Commercial Subdivision Phase 1 (the "Subdivision") records in the Office of the Washington County Recorder and shall continue until a future connecting street is dedicated by either (1) the recordation of a public street dedication document, or (2) the recordation of a subdivision plat, at which point this Temporary Easement is hereby vacated.

Construction and Maintenance of the 50.00-foot Radius Turnaround Area. Grantor will construct and maintain the Temporary Easement area, all according to the approved construction plans associated with the Subdivision and as approved by the City of St. George, until it is vacated in accordance with the terms hereof. Grantor shall clean all neighboring asphalt (public streets) during construction to avoid tracking out mud, dirt, and other debris.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has executed this Temporary Access Easement
this 10th day of December, 2020.

GRANTOR:

White Hills, LC

By: 

Name: Scott Sandberg

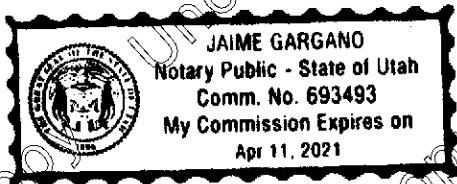
Title: Manager

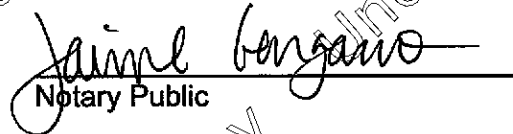
STATE OF UTAH)

) ss.

COUNTY OF WASHINGTON)

On this 10th day of December 2020, before me Jaime Gargano, a notary
public, personally appeared Scott Sandberg proved on the basis of satisfactory evidence to be
the person whose name is subscribed to in this document, and acknowledged he executed the
same.




Notary Public

ACCEPTANCE OF TEMPORARY ACCESS EASEMENT

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

CITY OF ST. GEORGE


Jonathan T. Pike, Mayor

ATTEST:


Christina Fernandez, City Recorder



APPROVED AS TO FORM:

 December 11, 2020
Bryan Pack, Assistant City Attorney

EXHIBIT A

(Boundary Description – Temporary Easement)


DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

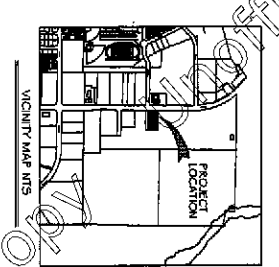
BEGINNING AT A POINT BEING SOUTH 88°53'18" EAST 600.00 FEET ALONG THE SECTION LINE TO THE CENTERLINE OF 3050 EAST STREET AND NORTH 00°33'14" EAST 1109.17 FEET ALONG THE CENTERLINE OF SAID 3050 EAST STREET AND SOUTH 88°51'40" EAST 77.46 FEET AND SOUTH 88°55'36" EAST 288.90 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE NORTH 01°04'24" EAST 9.50 FEET; THENCE NORTH 01°06'37" EAST 20.41 FEET TO A POINT ON A 15.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, RADIUS BEARS NORTH 01°25'03" EAST; THENCE 12.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°31'52" TO THE POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 118.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 136°04'45" TO THE POINT OF REVERSE CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 12.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°18'06"; THENCE NORTH 01°04'24" EAST 30.00 FEET TO THE POINT OF BEGINNING.

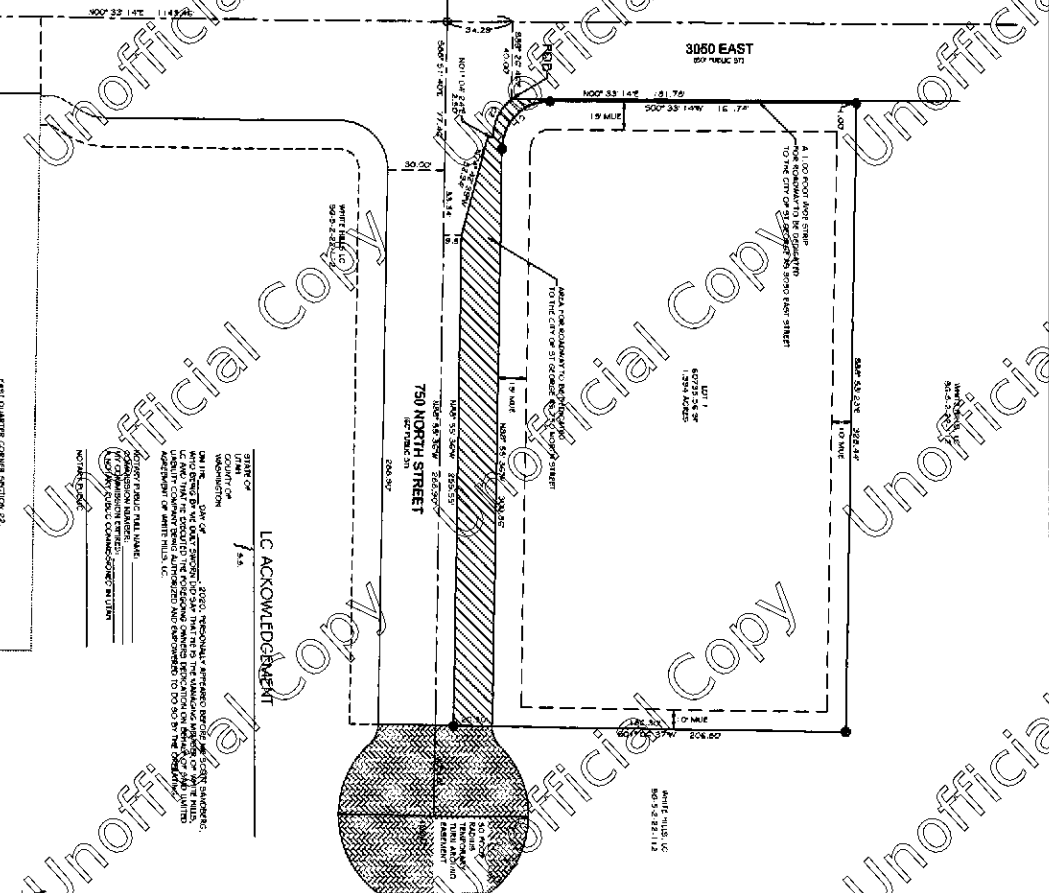
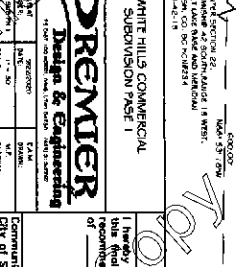
EXHIBIT B
(Map Depicting Temporary Easement)

[see attached]

 <p>PREMIER Design & Engineering</p> <p>White Hills Commercial Subdivision Phase I</p> <p>City of St. George</p>	<p>CONJUNCTION DEVELOPMENT</p> <p>I hereby certify that this subdivision plat and hereby recommended approval on this day of 20__.</p>	<p>CITY ENGINEER APPROVAL</p> <p>I hereby verify that this subdivision plat and hereby recommended approval on this day of 20__.</p>	<p>CITY ATTORNEY APPROVAL</p> <p>Approved as to form this the _____ day of _____, 20__.</p>	<p>LAND USE AUTHORITY APPROVAL</p> <p>I hereby verify that the Land Use Authority reviewed this subdivision plat and approved it on the _____ day of _____, 20__.</p>	<p>TREASURER APPROVAL</p> <p>I, Washington County Treasurer, certify on this _____ day of _____, 20__ that of Town special assessment, and fees have been paid in full.</p>	<p>RECORDED NUMBER</p> <p>1 OF 1</p>
<p>COMMUNITY DEVELOPMENT</p> <p>I hereby certify that this subdivision plat and hereby recommended approval on this day of 20__.</p>						
<p>NOTICE OF CONDITIONS AND RESTRICTIONS</p> <p>1. THESE RESTRICTIONS SHALL APPLY TO ALL OF THE LOTS AND PARCELS OF LAND WHICH ARE PART OF THIS SUBDIVISION AND SHALL BE ENFORCEABLE IN ALL RESPECTS...</p>						
<p>OWNER'S DEDICATION</p> <p>THESE RESTRICTIONS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE ENFORCEABLE IN ALL RESPECTS...</p>						
<p>WHITE HILLS COMMERCIAL SUBDIVISION PHASE I</p> <p>LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 13 WEST, MOUNTAIN LANE ROAD AND MOUNTAIN WASHINGTON COUNTY, UTAH</p>						



Color	Symbol	Description
Blue	□	Water
Green	□	Vegetation
Grey	□	Impervious Pavement
Black	—	Property Lines



NOTICE OF CONDITIONS AND RESTRICTIONS

1. THESE RESTRICTIONS SHALL APPLY TO ALL OF THE LOTS AND PARCELS OF LAND WHICH ARE PART OF THIS SUBDIVISION AND SHALL BE ENFORCEABLE IN ALL RESPECTS...

OWNER'S DEDICATION

THESE RESTRICTIONS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE ENFORCEABLE IN ALL RESPECTS...

WHITE HILLS COMMERCIAL SUBDIVISION PHASE I

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 13 WEST, MOUNTAIN LANE ROAD AND MOUNTAIN WASHINGTON COUNTY, UTAH