



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

Easement
(LIMITED LIABILITY COMPANY)

Washington County

Tax ID No. SG-5-2-31-3337

Parcel No. LC53:2:EC

Project No. F-LC53(42)

St. George Crystal Inn, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby GRANTS AND CONVEYS to the CITY OF ST. GEORGE, at 175 East, 200 North, St. George, Utah 84770, Grantee, its successors and assigns, for good and valuable consideration, the receipt of which is hereby acknowledged, a perpetual easement upon part of an entire tract of property, situate in the SW¹/₄SW¹/₄ of Section 31, Township 42 South, Range 15 West, Salt Lake Base and Meridian, for the purpose of installing and maintaining a fire hydrant and appurtenant parts thereof. 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, 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. Grantor shall pay for any costs which Grantee incurs as a result of Grantor burdening the easement in any way. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way line of Hilton Drive which point is 4.86 feet S 0°48'46"E. along the Section line and 528.60 feet, more or less, N.89°12'12"E. and 0.17 feet S.1°00'09"E. from the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 31, at a point 32.00 feet perpendicularly distant southerly from the control line of Hilton Drive of said project, opposite approximate Engineers Station 108+60.12; and running thence Easterly 12.07 feet along the arc of a 76.00-foot radius curve to the right, (chord bears S.85°19'29"E. 12.06 feet) thence S.1°00'09"E. 24.85 feet; thence S.88°59'51"W. 12.00 feet; thence N.1°00'09"W. 26.04 feet to the point of beginning;

The above described part of an entire tract contains 307 square feet in area or 0.007 acres.

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(Note: Rotate above bearings 1°25'25" clockwise to equal highway bearings.)

IN WITNESS WHEREOF, said ST. GEORGE CRYSTAL INN, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 16th day of FEBRUARY, A.D. 20 10.

ST. GEORGE CRYSTAL INN, LLC, A UTAH LIMITED LIABILITY COMPANY

Crystal Maggelet
BY: CRYSTAL CALL MAGGELET
ITS: AUTHORIZED AGENT

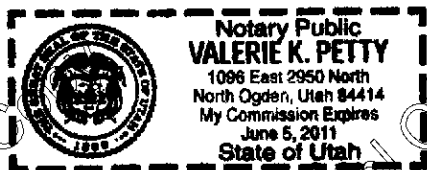
ST. GEORGE CRYSTAL INN, LLC, A UTAH LIMITED LIABILITY COMPANY

Charles E. Maggelet
BY: CHARLES E. MAGGELET
ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WASHINGTON)

On the 16th day of February, 2010, personally appeared before me, CRYSTAL CALL MAGGELET AND CHARLES E. MAGGELET, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are the AUTHORIZED AGENT(S) of ST. GEORGE CRYSTAL INN, LLC, A UTAH LIMITED LIABILITY COMPANY, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said CRYSTAL CALL MAGGELET AND CHARLES E. MAGGELET, acknowledged to me that said Limited Liability Company executed the same.



Valerie K. Petty
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 15 day of April, 2010.

CITY OF ST. GEORGE

STATE OF UTAH)

COUNTY OF WASHINGTON)

Subscribed and acknowledged before me on this 15 day of April, 2010

Daniel D. McArthur

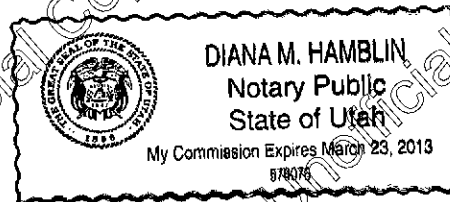
by Daniel D. McArthur

Diana M. Hamblin
Notary Public

Daniel D. McArthur, Mayor

ATTEST:

Gay Cragun
City Recorder



Approved as to form:

Paula Houston

Paula Houston
City of St. George
Deputy City Attorney