

7/24
(6)

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

DOC # 20100028382

Easements Page 1 of 4
Russell Shirts Washington County Recorder
08/26/2010 10:51:43 AM Fee \$ 0.00
By SOUTHERN UTAH TITLE CO



Tax ID: SG-5-2-32-250

PUBLIC 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 perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace storm drain facilities and for any 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 D, pages 1 and 2


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

Grantor, its successors and assigns shall keep the easement clear of all buildings, structures, or other obstructions. Grantor may not interfere with the easement in any way. 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 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.

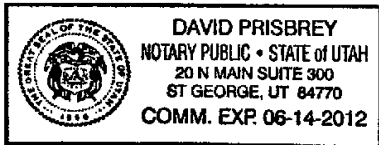
IN WITNESS WHEREOF, the Grantors has executed this instrument this 12 day of August, 2010.

GRANTOR:
 SHEFCO, LTD


 By: Stephen N. Sheffield, Trustee of the Stephen
 N Sheffield Trust, dated September 10, 1982, General Partner

State of Utah)
) ss.
 County of Washington)

On the 12th day of August, 2010, personally appeared before me Stephen N. Sheffield, who being by me duly sworn did say that he is Stephen N. Sheffield, Trustee of the Stephen N Sheffield Trust, dated September 10, 1982, General Partner of Shefco, LTD and that he executed the foregoing document on behalf of said limited partnership 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.




 Notary Public

ACCEPTANCE OF DEDICATION

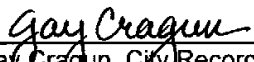
The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

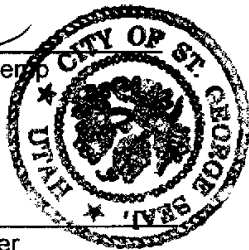
DATED this 12th day of August, 2010.

CITY OF ST. GEORGE


 Gail Bunker, Mayor Pro-Temp

ATTEST:


 Gay Cragun, City Recorder



Approved as to form:


 Shawn M. Guzman, City Attorney



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EXHIBIT D, Page 1
 STORM DRAIN EASEMENT

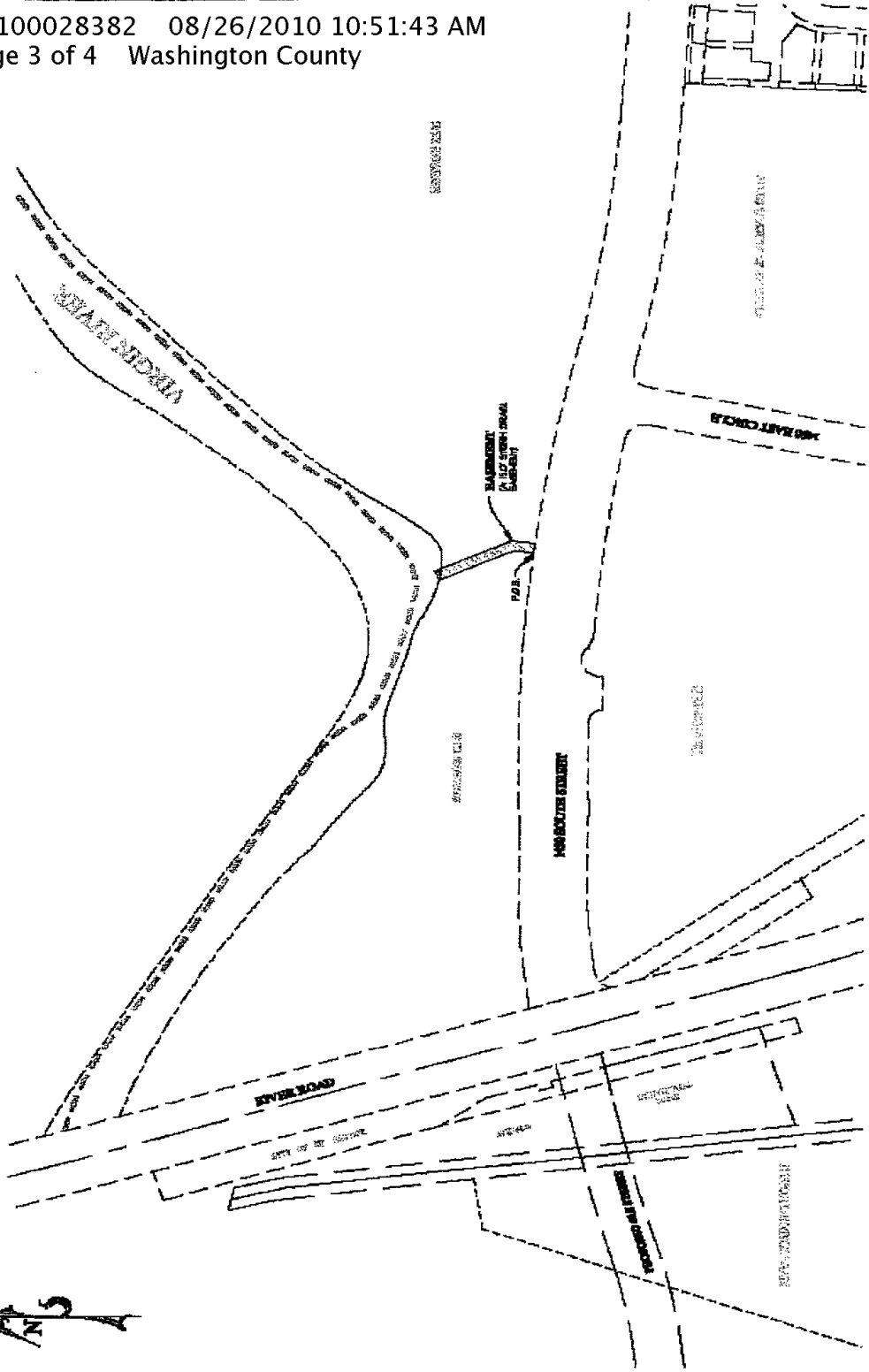


EXHIBIT D, Page 2

STORM DRAIN EASEMENT LEGAL DESCRIPTION

Basis of Bearing's: The HCN section line (South 00°32'03" West) between the Northeast Corner and the East Quarter Corner of Section 32, Township 42 South, Range 15 West, Salt Lake Base & Meridian.

Beginning at a point on the northerly line of 1450 South Street, said point being South 1,468.95 feet and West 929.79 feet East Quarter Corner of Section 32, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 06°53'07" East 28.12 feet;

thence North 24°54'52" West 112.68 feet;

thence North 65°05'08" East 15.00 feet;

thence South 24°54'52" East 116.95 feet;

thence South 06°53'07" West 32.40 feet to the northerly line of said 1450 South

Street;

thence westerly 15.00 feet along an arc of a 2,794.00 foot radius curve to the left (center bears South 07°04'22" West long chord bears North 83°04'52" West 15.00 feet with a central angle of 00°18'27") along said northerly line to the Point of Beginning.