

Easements Page 1 of 2  
 Russell Shirts Washington County Recorder  
 07/06/2012 02:21:24 PM Fee \$12.00 By  
 SOUTHERN UTAH TITLE

WHEN RECORDED, MAIL TO:  
 St. George City  
 175 E. 200 N  
 St. George, UT 84770-2845

## Easement

(LIMITED PARTNERSHIP)

Washington County

Tax ID No. SG-6-30-130

Parcel No. S-115-1-28:EC

Project No. S-115-1(84)6

PARKWAY VENTURES, LLC, a Utah limited liability company by way of Articles of Conversion of Parkway Ventures, LTD, dated February 13, 2007, Grantor, hereby GRANTS AND CONVEYS to the CITY OF SAINT GEORGE, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, at 175 E. 200 N, St. George City, Utah 84770-2845, Grantee, for the sum of TEN (\$10.00) Dollars, a perpetual easement, upon part of an entire tract of property, situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 6, Township 4S South, Range 15 West, SLB&M, for the purpose of constructing, maintaining, operating, repairing, inspecting, protecting, installing, removing and replacing public utilities, hereinafter called the FACILITIES, on, over, or under the surface of the real property of Grantor in Washington County, State of Utah more particularly described as follows:

Beginning at the intersection of the highway right of way and no-access line of said project and the southerly boundary line of said entire tract, at a point 302.05 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58 which point is 697.14 feet N.00°47'55"E. along the section line and 151.80 feet East from the West Quarter corner of said Section 6; and running thence N.69°35'13"W. 20.47 feet to a point being 320.91 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+31.54; thence N.8°06'32"E. 572.83 feet to a point in the existing drainage, roadway, and utilities easement as recorded on the Hilton Drive & Dixie Drive, 1470 South & 1600 South Road Dedication Plat, recorded as entry #343255 in the Washington County Recorder's Office, at a point 236.13 feet radially distant westerly from the control line of said project, opposite approximate Engineers Station 5073+74.03; thence S.68°21'20"E. 20.57 feet along said easement to a point in the highway right of way and no-access line of said project at a point being 216.69 feet radially distant westerly from the control line of said project, opposite approximate

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Engineers Station 5073+67.63; thence S.8°06'32"W. 572.37 feet along said highway right of way and no-access line to the point of beginning. The above described part of an entire tract contains 11,449 square feet in area or 0.263 acre.

(Note: Rotate the above described parcel 01°29'32" counterclockwise to equal record bearings.)

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns, with the right of ingress and egress in the Grantee, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES.

IN WITNESS WHEREOF, the hand of said Grantor has been set this 27th day of JUNE, A.D. 2012.

Signed in the presence of:

STATE OF UTAH

PARKWAY VENTURES, LLC.

COUNTY OF Utah

) ss.

By

Craig C. Christensen, Manager

On the date first above written, personally appeared before me, Craig C. Christensen, who being by me duly sworn, says that he is the Manager of Parkway Ventures, LLC, a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]  
Notary Public

Prepared by: CSB 03/22/10 (4<sup>th</sup> Partial Summary)

