

PH

**DOC # 20140004518**

Easements Page 1 of 11  
Russell Shirts Washington County Recorder  
02/14/2014 02:22:43 PM Fee \$ 0.00  
By WASHINGTON COUNTY WATER CONSERV DIST



**WHEN RECORDED RETURN TO:**  
Washington County Water Conservancy District  
533 East Waterworks Drive  
St. George, UT 84770

Space Above This Line for Recorder's Use

Parcel Nos: see pages 3&4

**NOTICE OF EASEMENT**

NOTICE IS HEREBY GIVEN that St. George and Washington Canal Company is the holder of an exclusive easement established through recorded grants as filed with the Washington County recorder's office, and, to the extent necessary pursuant to Utah Code Annotated § 57-13a-102, for the location and operation of its historic canal irrigation facilities that are now enclosed in its primary trunk pipeline (the "Easement") now known as the St. George and Washington Canal Company Primary Trunk Pipeline. The existing pipeline, maintenance road and related facilities are located over, under and across property described on Exhibit A (legal description) and Exhibit B (maps) attached hereto and incorporated herein by this reference (the "Easement Area"). The Easement is held for the construction, use, operation, maintenance, repair, and replacement of the pipeline, connections to ditch and pipeline laterals, headgates, valves, weirs, diversions, maintenance and access roads, canal banks, fences and related facilities. In addition, St. George and Washington Canal Company has the right to operate and maintain the facilities in a manner consistent with its obligations under Utah law, including Utah Code Annotated § 73-1-8. Pursuant to Utah Code Annotated § 73-1-15, it is unlawful to encroach upon this Easement or to interfere with any of the water system located thereon.

The Company owns additional easements for lateral pipelines, ditches, drainage facilities and related appurtenances connected to the above-described Primary Trunk Pipeline. This Notice only covers the Primary Trunk Pipeline. This Notice does not alter the historic rights and interests of St. George and Washington Canal Company regarding its water rights, water facilities, its other assets, or its canals and pipelines. This Notice is to provide record notice to the public of (1) the precise location of the Easement, and (2) St. George and Washington Canal Company's rights, privileges, and interests in the Easement, in addition to any other seepage easements, lateral and subjacent support easements, and other rights existing of record or from use. To the extent applicable, this notice is recorded pursuant to Utah Code Annotated § 57-13a-103. Any questions about this Notice shall be directed to St. George and Washington Canal Company at the above address.

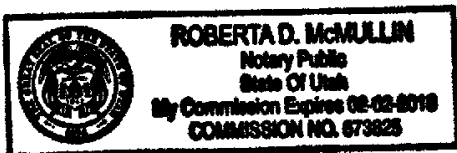
IN WITNESS WHEREOF, St. George and Washington Canal Company has caused this Notice to be executed by persons duly authorized to execute the same as of the 13 day of Feb, 2014.


**ST. GEORGE AND WASHINGTON CANAL COMPANY:**

  
\_\_\_\_\_  
**MATTHEW STAHELI, President**

STATE OF UTAH                     )  
                                              : ss  
COUNTY OF WASHINGTON       )

On this 13 day of Feb, 2014, personally appeared before me MATTHEW STAHELI, who duly acknowledged to me that he is the president of St. George and Washington Canal Company, is duly authorized to execute the foregoing Agreement on its behalf, and did so voluntarily for its stated purpose.



  
\_\_\_\_\_  
Notary Public

W-5-3-2-110	W-227-J	W-COE-2-13
W-5-3-2-1211	W-227-B	W-LPS-1
W-5-3-2-231	W-227-1	W-CPR-3-92
W-6597	W-228	W-CPR-3-93
SG-6596-A	W-229-A-7	W-CPR-3-94
SG-5-3-9-1101	W-229-A-6	W-CPR-3-95
SG-5-3-10-43101	W-229-A-1	W-CPR-2-96
SG-5-3-10-4203	W-5-2-25-431	W-CPR-2-97
SG-5-3-10-4204	W-5-2-26-2105	W-CPR-1-1
SG-5-3-10-4208	W-5-2-26-2203	W-CPR-1-2
SG-5-3-10-143	W-5-2-26-2208	W-CPR-1-98
SG-5-3-10-120	W-5-2-36-442	W-CPR-1-99
SG-5-3-10-1102	W-5-2-36-447	W-BDBP-5
SG-5-3-10-118	W-5-2-36-430	W-KENT-2-A
SG-5-3-10-1104	W-5-2-3-4171	W-KENT-2-B
SG-5-3-10-1103	W-5-2-35-121	W-WBA-4
SG-6599-A	W-5-2-35-122	W-WBA-5
SG-6711-D-1	W-5-2-35-216	W-HCWB-3
SG-5-3-11-431	W-5-2-35-217	W-HCWB-4
SG-5-3-11-4321	W-5-2-35-211	W-HCWB-5
W-4-2-19-3429	W-5-2-35-221	W-HCWB-6
W-4-2-19-3430	W-5-2-35-218	W-HCWB-7
W-4-2-19-306	W-5-2-35-219	W-HCWB-8-A
W-4-2-19-308	W-5-2-35-212	W-HCWB-9-A
W-4-2-19-401	W-5-2-35-231	W-HCWB-10
W-4-2-19-402	W-4-2-20-341	W-HCWB-11
W-4-2-19-403	4194-HV	W-HCWB-12
W-4-2-19-404	4197-HV	W-HCWB-13
W-4-2-19-3438	4191-A-4-HV	W-HCWB-47
W-4-2-19-3051	4194-A-3-A-HV	W-HWB-1-1
W-4-2-19-2101	4191-A-5-HV	W-HWB-1-2
W-4-2-19-211	4197-A-6-HV	W-HWB-1-3
W-4-2-19-212	4191-A-7-HV	W-HWB-1-4
W-4-2-19-213	4191-A-1-A-2-HV	W-HWB-1-5
W-4-2-19-206	4191-A-2-K-HV	W-HWB-1-31
W-4-2-19-208	4191-A-2-N-HV	W-HWB-1-32
W-4-2-19-209	4191-A-2-G-HV	W-WSAG-4-47
W-4-2-19-301	4191-A-2-C-HV	W-WSAG-4-48
W-4-2-19-303	4191-A-2-D-HV	W-WSAG-4-49
W-4-2-19-3432	4191-B-HV	W-WSAG-4-50
W-4-2-19-343511	W-KENS-1-A	W-WSAG-4-51
W-226-D	W-RICH-1	W-WSAG-4-52
W-226-E-1-A	W-RICH-2	W-WSAG-4-53
W-5-2-24-2110	W-COE-2-11	W-WSAG-3-32
W-5-2-24-2120	W-COE-2-12	W-WSAG-3-33

W-WSAG-3-34	W-STO-2-209	SG-5-3-10-1313
W-WSAG-2-8	W-STO-2-210	SG-5-3-10-1311
W-WSAG-2-9	W-STO-2-211	SG-5-3-10-132
W-WSAG-1-1	W-STO-2-212	SG-5-3-10-121
W-WSAG-1-2	W-STO-2-213	SG-5-3-10-113
W-WSAG-1-3	W-STO-2-214	SG-5-3-10-114
W-WSAG-1-4	W-STO-2-215	SG-5-3-10-117
W-WSAG-1-5	W-STO-2-216	SG-5-3-10-1121
W-WSAG-1-6	W-STO-2-217	SG-6708-B
W-WSAG-1-7	W-IOE-2	W-6595-B
W-SFWB-2B-32	W-IOE-3	W-6595-C
W-SFWB-2B-33	W-IOE-4	W-6595-D
W-SFWB-2B-34	W-IOE-5	
W-SFWB-2B-35	W-IOE-6	
W-DSF-1	W-IOE-7-A	
W-DSF-2	W-IOE-7-B	
W-DSF-3	W-IOE-1A	
W-DSF-4	W-IOE-1B	
W-DSF-5	W-IOE-4-57-A	
W-DSF-6	W-IOE-4-58-A	
W-DSF-7	W-IOE-4-59-A	
W-DEMS-35	W-IOE-4-60-A	
W-DEMS-36	W-IOE-4-61-A	
W-DEMS-37	W-IOE-4-62-A	
W-DEMS-38	W-IOE-4-63-A	
W-DEMS-39	W-IOE-4-64-A	
W-DEMS-40	W-IOE-2-22	
W-MJV-1-101	W-IOE-2-23-A	
W-MJV-1-103	W-IOE-2-28	
W-MJV-1-104	W-IOE-2-35-A	
W-MJV-1-105	W-JKS-4-3-A	
W-MJV-1-106	W-IKS-4-4	
W-IKS-1-101	W-IKS-4-5	
W-IKS-1-102	W-IKS-4-7	
W-IKS-1-103		
W-IKS-1-104		
W-IKS-1-105		
W-IKS-1-106		
W-IKS-1-107		
W-IKS-1-108		
W-IKS-1-109		
W-IKS-1-110		
W-STO-2-206		
W-STO-2-207		
W-STO-2-208		



**LEGAL DESCRIPTION FOR  
ST. GEORGE/WASHINGTON FIELDS CANAL  
(September 27, 2007)  
(Revised January 28, 2010)**

A 50.00 foot wide permanent easement 25.00 feet on each side of the following described centerline that runs through Sections 19 & 20 of Township 42 South, Range 14 West, Salt Lake Base and Meridian, Sections 23, 24, 25, 26, 35 & 36 of Township 42 South, Range 15 West, Salt Lake Base and Meridian, and Sections 2, 9, 10 & 11 of Township 43 South, Range 15 West, Salt Lake Base and Meridian:

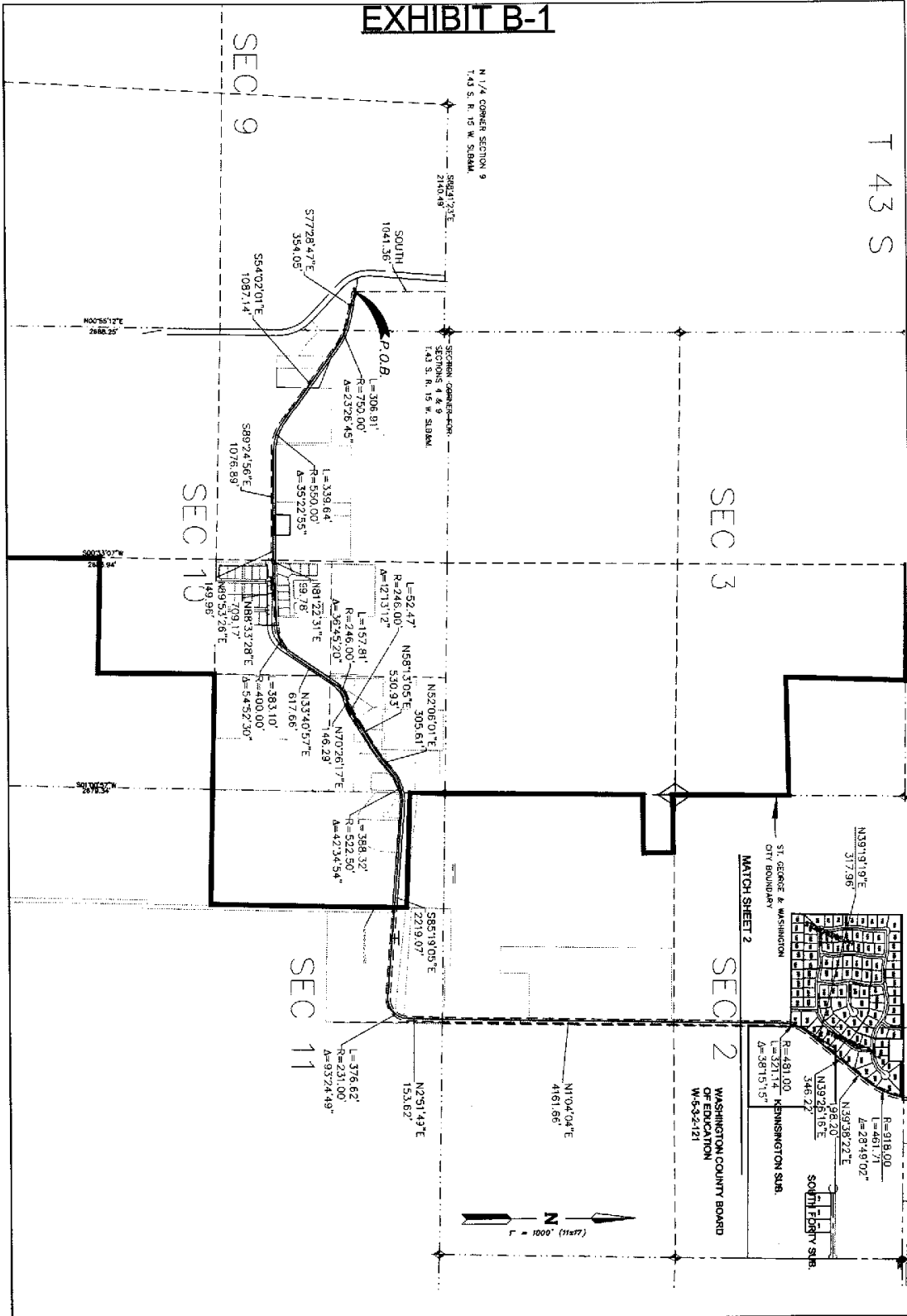
Commencing at the North  $\frac{1}{4}$  Corner of Section 9, Township 43 South, Range 15 West Salt Lake Base and Meridian Thence South  $88^{\circ}41'23''$  East, 2,140.49 feet; Thence South, 1,041.36 feet, to the Point of Beginning; Thence South  $77^{\circ}28'47''$  East, 354.05 feet, to the beginning of a curve to the right having a radius of 750.00 feet and a central angle of  $23^{\circ}26'45''$ ; Thence southeasterly along the arc of said curve 306.91 feet; Thence South  $54^{\circ}02'01''$  East, 1,087.14 feet, to the beginning of a curve to the left having a radius of 550.00 feet and a central angle of  $35^{\circ}22'55''$ ; Thence easterly along the arc of said curve 339.64 feet; Thence South  $89^{\circ}24'56''$  East, 1,076.89 feet; Thence North  $89^{\circ}53'26''$  East, 149.96 feet; Thence North  $81^{\circ}22'31''$  East, 99.78 feet; Thence North  $88^{\circ}33'28''$  East, 709.17 feet, to the beginning of a curve to the left having a radius of 400.00 feet and a central angle of  $54^{\circ}52'30''$ ; Thence northeasterly along the arc of said curve 383.10 feet; Thence North  $33^{\circ}40'57''$  East, 617.66 feet, to the beginning of a curve to the right having a radius of 246.00 feet and a central angle of  $36^{\circ}45'20''$ ; Thence northeasterly along the arc of said curve 157.81 feet; Thence North  $70^{\circ}26'17''$  East, 146.29 feet, to the beginning of a curve to the left having a radius of 246.00 feet and a central angle of  $12^{\circ}13'12''$ ; Thence northeasterly along the arc of said curve 52.47 feet; Thence North  $58^{\circ}13'05''$  East, 530.93 feet; Thence North  $52^{\circ}06'01''$  East, 305.61 feet, to the beginning of a curve to the right having a radius of 522.50 feet and a central angle of  $42^{\circ}34'54''$ ; Thence easterly along the arc of said curve 388.32 feet; Thence South  $85^{\circ}19'05''$  East, 2,219.07 feet, to the beginning of a curve to the left having a radius of 231.00 feet and a central angle of  $93^{\circ}24'49''$ ; Thence northeasterly along the arc of said curve 376.62 feet; Thence North  $02^{\circ}51'49''$  East, 153.62 feet; Thence North  $01^{\circ}04'04''$  East, 4,161.66 feet, to the beginning of a curve to the right having a radius of 481.00 feet and a central angle of  $38^{\circ}15'15''$ ; Thence northerly along the arc of said curve 321.14 feet; Thence North  $39^{\circ}19'19''$  East, 317.96 feet; Thence North  $39^{\circ}26'16''$  East, 346.22 feet; Thence North  $39^{\circ}38'22''$  East, 198.20 feet, to the beginning of a curve to the left having a radius of 918.00 feet and a central angle of  $28^{\circ}49'02''$ ; Thence northeasterly along the arc of said curve 461.71 feet; Thence North  $10^{\circ}49'19''$  East, 310.83 feet; Thence North  $10^{\circ}58'05''$  East, 221.98 feet, to the beginning of a curve to the right having a radius of 1,413.00 feet and a central angle of  $34^{\circ}50'43''$ ; Thence northeasterly along the arc of said curve 859.34 feet; Thence North  $45^{\circ}48'48''$  East, 684.94 feet, to the beginning of a curve to the left having a radius of 969.00 feet and a central angle of  $22^{\circ}50'57''$ ; Thence northeasterly along the arc of said curve 386.43 feet; Thence North  $22^{\circ}57'51''$  East, 2,203.22 feet, to the beginning of a curve to the left having a radius of 567.50 feet and a central angle of  $44^{\circ}10'11''$ ; Thence northerly along the arc of said curve 437.49 feet; Thence North  $21^{\circ}12'20''$  West, 1,413.86 feet, to the beginning of a curve to the right having a radius of 552.00 feet and a central angle of  $49^{\circ}37'14''$ ; Thence northerly along the arc of said curve 478.05 feet; Thence North  $28^{\circ}24'54''$  East, 361.25 feet, to the beginning

of a curve to the left having a radius of 585.00 feet and a central angle of 24°44'15"; Thence northerly along the arc of said curve 252.57 feet; Thence North 03°40'39" East, 509.38 feet; Thence North 06°39'59" East, 809.01 feet, to the beginning of a non tangent curve to the right, of which the radius point lies South 83°20'04" East, a radial distance of 408.00 feet; Thence northerly along the arc, through a central angle of 18°49'52" 134.10 feet; Thence North 25°29'48" East, 451.72 feet, to the beginning of a curve to the left having a radius of 1,658.00 feet and a central angle of 12°19'06"; Thence northerly along the arc of said curve 356.46 feet; Thence North 13°10'43" East, 609.35 feet, to the beginning of a non tangent curve to the left, of which the radius point lies South 86°29'47" West, a radial distance of 1,103.76 feet; Thence northerly along the arc, through a central angle of 25°04'29" 483.05 feet; Thence North 35°06'54" West, 44.27 feet, to the beginning of a non tangent curve to the right, of which the radius point lies North 54°49'12" East, a radial distance of 232.50 feet; Thence northwesterly along the arc, through a central angle of 20°22'03" 82.65 feet; Thence North 14°48'45" West, 580.45 feet, to the beginning of a curve to the right having a radius of 117.50 feet and a central angle of 43°25'49"; Thence northerly along the arc of said curve 89.06 feet; Thence North 28°37'04" East, 391.23 feet, to the beginning of a curve to the left having a radius of 528.50 feet and a central angle of 31°32'05"; Thence northerly along the arc of said curve 290.88 feet; Thence North 02°55'01" West, 274.05 feet, to the beginning of a curve to the left having a radius of 118.50 feet and a central angle of 31°19'40"; Thence northerly along the arc of said curve 64.79 feet; Thence North 34°14'41" West, 69.90 feet, to the beginning of a curve to the right having a radius of 397.50 feet and a central angle of 08°38'45"; Thence northwesterly along the arc of said curve 59.98 feet; Thence North 25°35'56" West, 282.97 feet, to the beginning of a curve to the right having a radius of 60.50 feet and a central angle of 16°33'12"; Thence northerly along the arc of said curve 17.48 feet; Thence North 09°02'44" West, 240.46 feet; Thence North 02°30'48" West, 147.25 feet; Thence North 13°06'54" West, 114.99 feet; Thence North 05°04'38" West, 198.27 feet, to the beginning of a curve to the left having a radius of 128.50 feet and a central angle of 42°59'40"; Thence northwesterly along the arc of said curve 96.43 feet; Thence North 48°04'18" West, 342.56 feet, to the beginning of a curve to the right having a radius of 87.50 feet and a central angle of 61°51'49"; Thence northerly along the arc of said curve 94.48 feet; Thence North 13°47'31" East, 997.88 feet, to the beginning of a curve to the right having a radius of 207.50 feet and a central angle of 33°42'40"; Thence northeasterly along the arc of said curve 122.09 feet; Thence North 47°30'11" East, 487.62 feet; Thence North 52°20'43" East, 238.28 feet, to the beginning of a curve to the right having a radius of 570.50 feet and a central angle of 17°02'52"; Thence northeasterly along the arc of said curve 169.75 feet; Thence North 69°23'34" East, 327.56 feet, to the beginning of a curve to the right having a radius of 169.50 feet and a central angle of 24°06'30"; Thence easterly along the arc of said curve 71.32 feet; Thence South 86°29'55" East, 369.74 feet, to the beginning of a curve to the right having a radius of 647.50 feet and a central angle of 16°47'37"; Thence easterly along the arc of said curve 189.79 feet; Thence South 69°42'18" East, 381.16 feet, to the beginning of a curve to the right having a radius of 279.50 feet and a central angle of 13°47'53"; Thence southeasterly along the arc of said curve 67.31 feet, to the beginning of a reverse curve to the left having a radius of 396.50 feet and a central angle of 24°44'07"; Thence easterly along the arc, 171.17 feet, to a beginning of a reverse curve to the right having a radius of 211.50 feet and a central angle of 17°41'27"; Thence easterly along the arc, 65.30 feet; Thence South 62°57'05" East, 320.26 feet; Thence South 68°34'31" East, 485.99 feet; Thence South 72°40'09" East, 350.40 feet, to the beginning of a curve to the right having a radius of 792.50 feet and a central angle of 36°34'04"; Thence southeasterly along the arc of said curve 505.79 feet; Thence South 36°06'05" East, 424.47 feet; Thence South 27°53'35" East, 322.12 feet; Thence South 24°54'26" East, 146.16 feet, to the beginning of a

curve to the left having a radius of 307.50 feet and a central angle of 36°38'24"; Thence southeasterly along the arc of said curve 196.64 feet; Thence South 61°32'50" East, 64.83 feet, to the beginning of a curve to the right having a radius of 192.50 feet and a central angle of 49°27'17"; Thence southeasterly along the arc of said curve 166.16 feet; Thence South 12°05'36" East, 90.42 feet, to the beginning of a non tangent curve to the left, of which the radius point lies North 76°59'19" East, a radial distance of 240.96 feet; Thence southeasterly along the arc, through a central angle of 55°29'02" 233.34 feet, to the beginning of a non tangent curve to the left, of which the radius point lies North 09°25'49" West, a radial distance of 324.48 feet; Thence northeasterly along the arc, through a central angle of 43°51'35" 248.39 feet; Thence North 21°42'08" East, 163.00 feet, to the beginning of a curve to the right having a radius of 272.50 feet and a central angle of 92°41'58"; Thence easterly along the arc of said curve 440.88 feet; Thence South 65°35'55" East, 156.72 feet, to the beginning of a curve to the left having a radius of 336.50 feet and a central angle of 34°46'56"; Thence easterly along the arc of said curve 204.28 feet; Thence North 79°16'54" East, 2,546.21 feet, to the beginning of a non tangent curve to the right, of which the radius point lies South 10°22'51" East, a radial distance of 289.50 feet; Thence southeasterly along the arc, through a central angle of 69°01'17" 348.75 feet; Thence South 31°21'34" East, 617.33 feet, to the beginning of a curve to the left having a radius of 359.50 feet and a central angle of 46°08'23"; Thence southeasterly along the arc of said curve 289.50 feet; Thence South 77°29'57" East, 230.96 feet, to the beginning of a curve to the right having a radius of 207.50 feet and a central angle of 28°40'42"; Thence southeasterly along the arc of said curve 103.86 feet; Thence South 48°49'15" East, 737.97 feet, to the beginning of a curve to the left having a radius of 246.00 feet and a central angle of 37°11'02"; Thence southeasterly along the arc of said curve 159.65 feet; Thence South 86°00'17" East, 571.48 feet, to the beginning of a curve to the left having a radius of 427.50 feet and a central angle of 22°38'37"; Thence easterly along the arc of said curve 168.95 feet; Thence North 71°21'07" East, 449.02 feet; Thence North 77°02'56" East, 1,038.05 feet, to the beginning of a curve to the right having a radius of 991.50 feet and a central angle of 15°22'13"; Thence easterly along the arc of said curve 265.98 feet; Thence South 87°34'52" East, 416.41 feet, to the beginning of a curve to the right having a radius of 886.50 feet and a central angle of 27°30'56"; Thence easterly along the arc of said curve 425.73 feet; Thence South 60°03'56" East, 872.41 feet, to the beginning of a curve to the left having a radius of 852.50 feet and a central angle of 11°32'08"; Thence southeasterly along the arc of said curve 171.64 feet; Thence South 71°36'04" East, 298.77 feet, to the beginning of a curve to the right having a radius of 538.50 feet and a central angle of 17°10'49"; Thence southeasterly along the arc of said curve 161.47 feet; Thence South 54°25'16" East, 257.70 feet, to the beginning of a curve to the left having a radius of 292.50 feet and a central angle of 55°47'33"; Thence easterly along the arc of said curve 284.83 feet; Thence North 69°47'12" East, 1,030.16 feet, to the Point of Terminus.

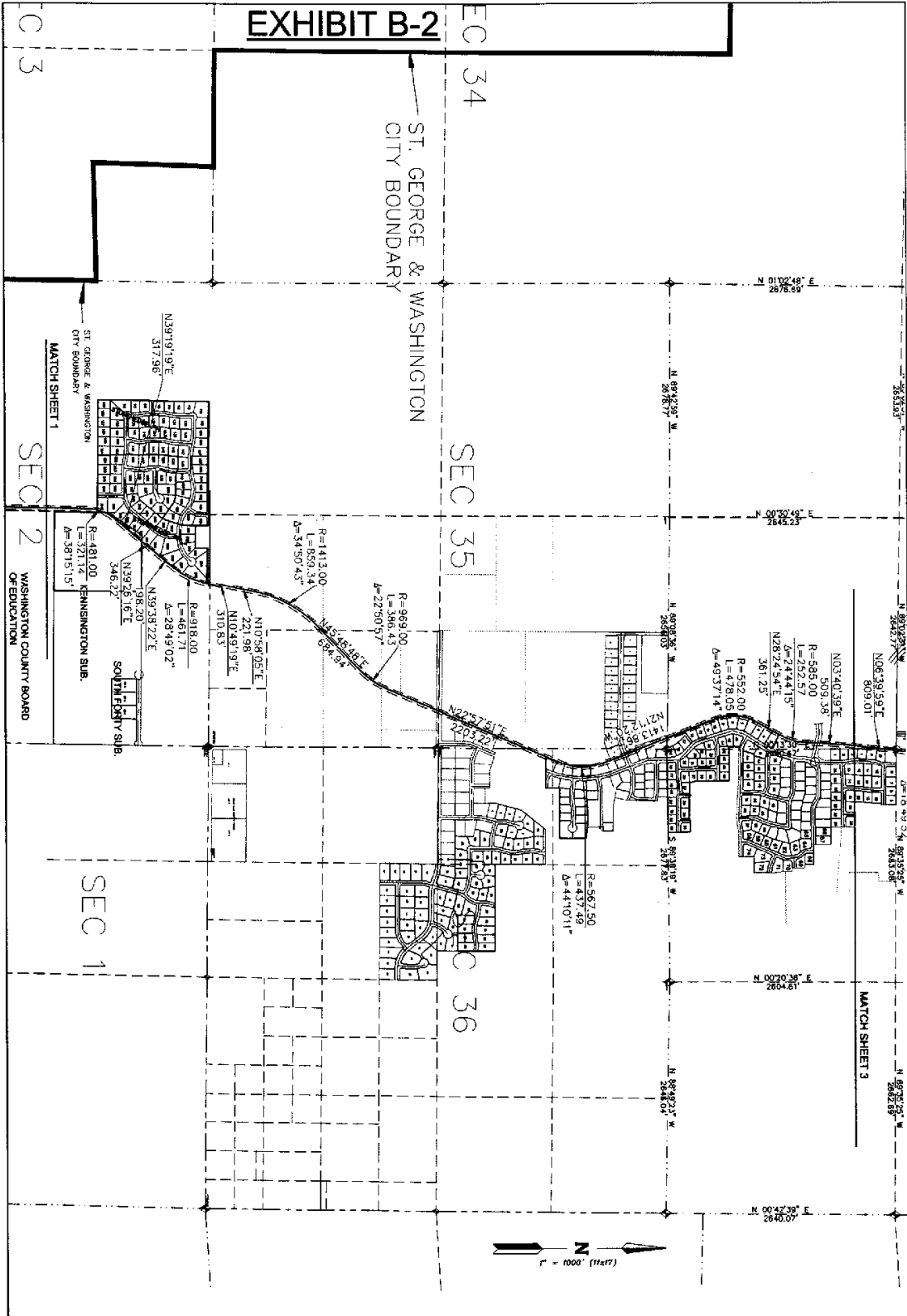
Length of line = 49,333' feet more or less


Permanent easement contains: 56.63 acres more or less.



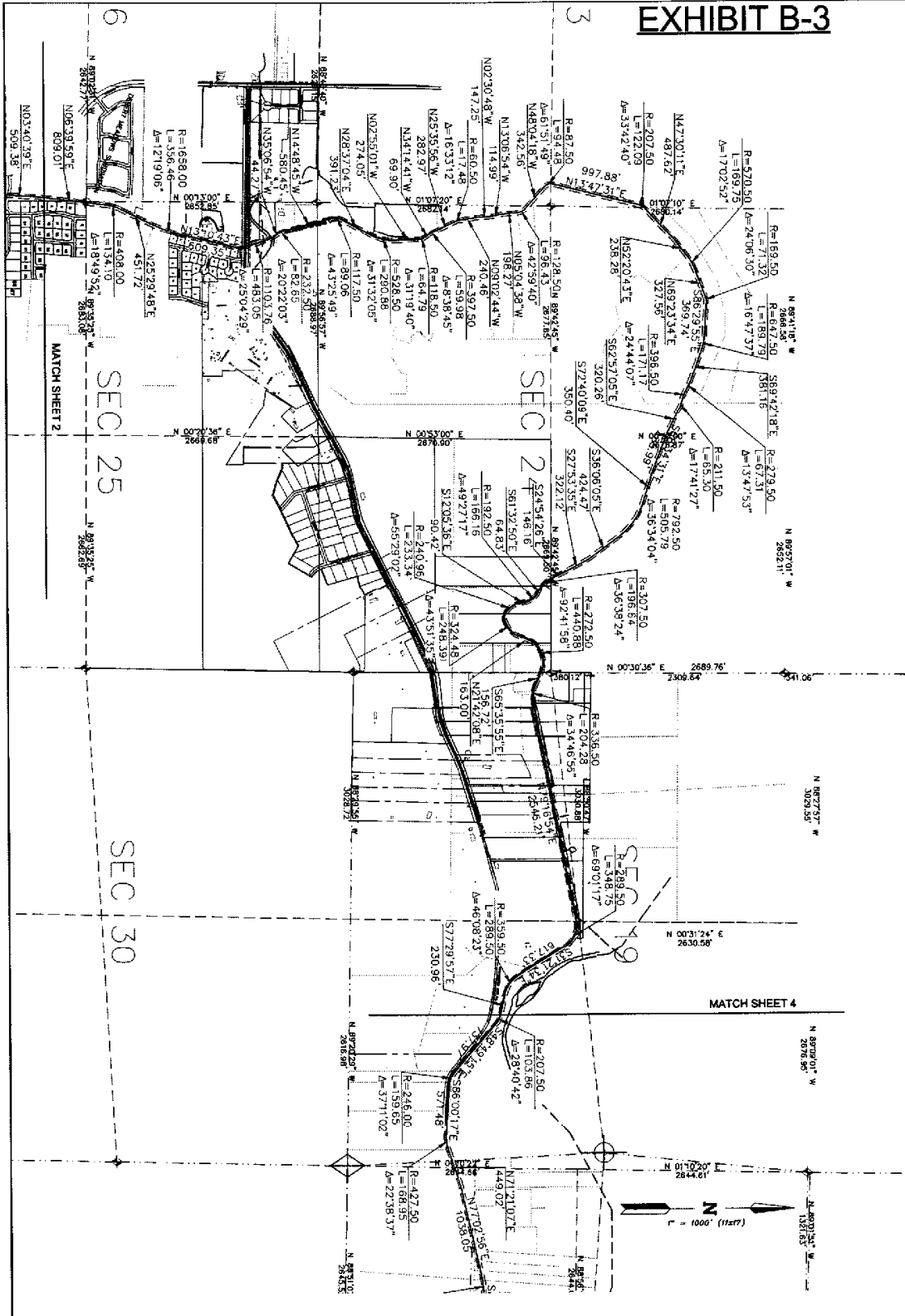
<p><b>CANAL SURVEY</b> <b>ST. GEORGE / WASHINGTON</b> WASHINGTON COUNTY WATER CONSERVANCY DISTRICT</p>	<p><b>ALPHA</b> ENGINEERING COMPANY</p> <p>41 SOUTH MOBILE, ST. GEORGE, UT 84770 TEL: 435-426-0200 FAX: 435-426-0200</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">BY</th> <th style="width: 65%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1			
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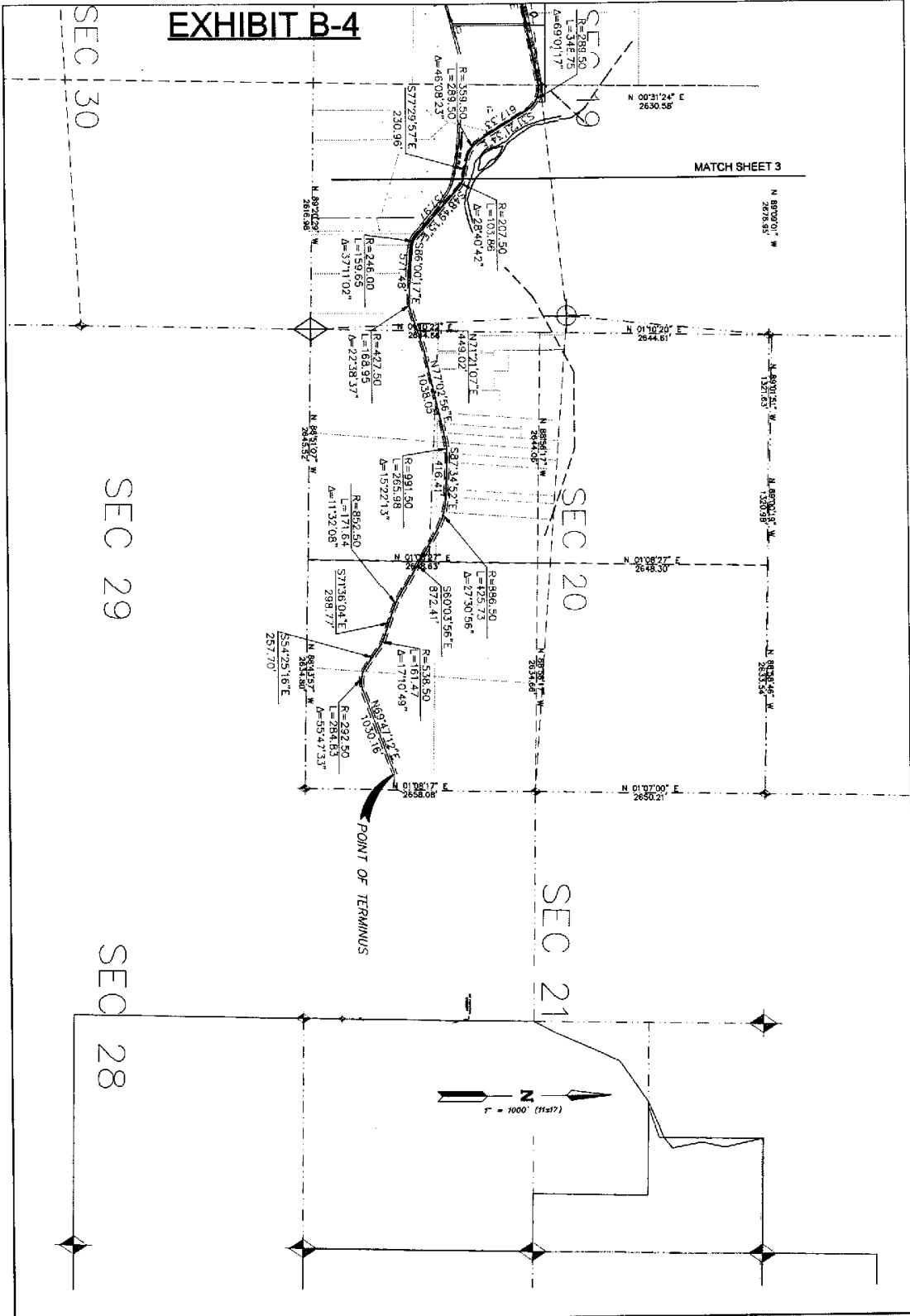


SHEET <b>2</b> OF 2	<b>CANAL SURVEY</b> <b>ST. GEORGE / WASHINGTON</b> WASHINGTON COUNTY WATER CONSERVANCY DISTRICT	 ALPHA ENGINEERING COMPANY <small>21 SOUTH WILSON ST. DENVER, CO 80202                  TEL: 303-733-8000 FAX: 303-733-8055</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</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> </tbody> </table>	REV.	DATE	BY	DESCRIPTION												
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**EXHIBIT B-3**



<p>3</p>	<p><b>CANAL SURVEY                  ST. GEORGE / WASHINGTON</b>                  WASHINGTON COUNTY WATER                  CONSERVANCY DISTRICT</p>	<p><b>ALPHA</b>                  ENGINEERING COMPANY</p> <p><small>41 SOUTH 56 EAST, ST. GEORGE, UT 84770                  TEL: 435-633-0000 FAX: 435-633-0001</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">BY DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY DESCRIPTION												
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NO.	DATE	BY	DESCRIPTION

**CANAL SURVEY**  
**ST. GEORGE / WASHINGTON**  
 WASHINGTON COUNTY WATER  
 CONSERVANCY DISTRICT

**ALPHA**  
 ENGINEERING COMPANY  
 43 SOUTH HIGGINS ST. GEORGE, UT 84703  
 TEL: 435-638-8000 FAX: 435-638-4592

NO.	DATE	BY	DESCRIPTION