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DOC # 20150040611

Easements Page 1 of 2  
Russell Shirts Washington County Recorder  
11/20/2015 04:06:51 PM Fee \$ 13.00  
By FOOTHILL COMMONS LLC



Return to:  
Foothill Commons, LLC  
PO Box 1627  
St. George, UT 84771

PARCEL: SG-5-3-5-220412  
SUBDIVISION: FOOTHILL COMMONS Doc# 20120001219  
LOTS 2 AND 3: SG-FTC-2 and SG-FTC-3

**SHARED ACCESS AND DUMPSTER EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to J.C. Horne Management, LLC, owner of SG-FTC-2, hereinafter referred to as **Grantor**, and Corry Development, LC, owner of SG-FTC-3, hereinafter referred to as **Grantee**, the receipt of which is hereby acknowledged, the Grantor does hereby warrant and convey unto the Grantee, its successor and assigns, an Easement as hereinafter described.

**DESCRIPTION OF EASEMENT**

SHARED DUMSPTER ACCESS and MAINTANENCE EASEMENT WITH LOT 2 & 3, FOOTHILL COMMONS SUBDIVISION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, THE SOUTHWEST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ALUMINUM CAP MONUMENTING THE SOUTHEAST CORNER OF SECTION 5 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; THENCE N.88°50'30"W. 39.81 FEET ALONG THE SECTION LINE; THENCE NORTH 400.17 FEET TO THE REAL POINT OF BEGINNING:

THENCE, S 01° 36' 36" W FOR A DISTANCE OF 31.61 FEET TO A POINT ON A LINE.

THENCE, N 88° 21' 00" W FOR A DISTANCE OF 23.91 FEET TO A POINT ON A LINE.

THENCE, N 01° 26' 13" E FOR A DISTANCE OF 18.50 FEET TO A POINT ON A LINE.

THENCE, N 88° 34' 10" W FOR A DISTANCE OF 16.28 FEET TO A POINT ON A LINE.

THENCE, N 01° 20' 43" E FOR A DISTANCE OF 13.01 FEET TO A POINT ON A LINE.

THENCE S 88° 33' 53" E A DISTANCE OF 40.31 FEET TO THE POINT OF BEGINNING

CONTAINING 968 SQUARE FEET

**PURPOSE AND CONDITIONS**

TO HAVE AND TO HOLD the same unto the Grantee, the Easement as follows:

A Perpetual Access Easement with the right of ingress and shared usage for the dumpster enclosure positioned on the property described above.

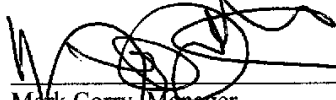
The Grantor and Grantee mutually agree to share equally, or as otherwise mutually agreed, the costs of maintenance, usage, and waste disposal fees associated with the above described property and the dumpster facilities. This easement grant shall be binding upon Grantor, its successors and assigns, and shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns, and may be assigned in whole or in part by the Grantee, provided it remains appurtenant to the respective property.

IN WITNESS WHEREOF, said Joel C. Horne, of JC Horne Management, LLC, and Mark Corry, of Corry Development, L.C., have caused this instrument to be executed this 3 day of ~~October~~ <sup>November</sup>, 2015.

JC Horne Management, LLC

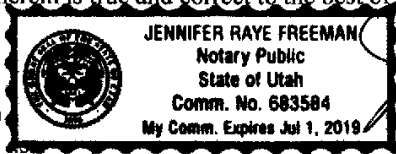
Corry Development, L.C.

  
\_\_\_\_\_  
Joel C. Horne, Manager

  
\_\_\_\_\_  
Mark Corry, Manager

STATE OF UTAH,     )  
  )ss.  
County of Washington. )

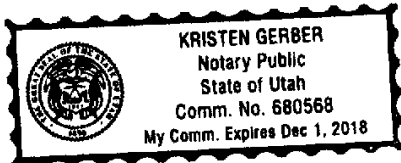
On this 3 day of November, 2015, personally appeared before me Joel C. Horne, who or satisfactorily proved to me, and who being by me duly sworn did say that he is the Manager of JC Horne Management, LLC, a Utah limited liability company, and that he executed the foregoing Shared Access and Dumpster Easement on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of said Company or resolution of its managers, and he acknowledged before me that such Company executed the same for the uses and purposes stated therein, and that the information therein is true and correct to the best of his knowledge.

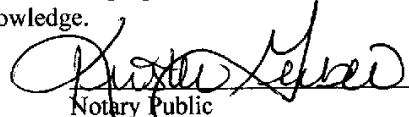


  
\_\_\_\_\_  
Notary Public

STATE OF UTAH,     )  
  )  
County of Washington. )

On this 5<sup>th</sup> day of November, 2015, personally appeared before me Mark Corry, who satisfactorily proved to me, and who being by me duly sworn did say that he a Member of Corry Development, L.C., a Utah limited liability company, and that he executed the foregoing Shared Access and Dumpster Easement on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of said Company or resolution of its managers, and he acknowledged before me that such Company executed the same for the uses and purposes stated therein, and that the information therein is true and correct to the best of his knowledge.



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