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City of St. George
Attorney's Office
175 East 200 North
St. George, Utah 84770

DOC # 20160045103

Easements Page 1 of 4
Russell Shirts Washington County Recorder
11/28/2016 04:00:15 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-6-2-35-3002

PUBLIC UTILITY AND DRAINAGE EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to St George 730, LLC 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 public utility and drainage facilities and for 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:

~~Insert Legal description here or say "For Legal Description See Exhibit A", Exhibit B, and so on.~~

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 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 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 29 day of February, 2016.

~~SEPTEMBER~~ (MS)

GRANTOR: St George 730, LLC

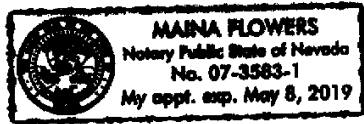

Name: Mark A. Schnippel, President of Plantations Inc.
Its Manager

STATE OF NEVADA)

ss.

County of Clark)

On the 29th day of September, 2016, A.D., personally appeared before me Mark A. Schnippel, who being by me duly sworn, did say and acknowledge that he is the Manager of St George 730 LLC, a Nevada limited liability company, and that he executed the foregoing document on behalf of said limited liability company by authority of its Operating Agreement and that he executed the same for the uses and purposes stated herein.



Maina Flowers
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 28th day of November, 2016.

CITY OF ST. GEORGE

Jonathan T. Pike
Jonathan T. Pike, Mayor



ATTEST:

Christina Fernandez
Christina Fernandez, City Recorder

APPROVED AS TO FORM:

V.H. Hales 11/21/16
Victoria H. Hales, Assistant City Attorney

EXHIBIT A

JUNE 11, 2016

LEGAL DESCRIPTION FOR A 20 FOOT WIDE SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING $S03^{\circ}16'05''E$ 241.25 FEET ALONG THE SECTION LINE AND EAST 479.33 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE $N46^{\circ}12'51''E$ 20.07 FEET; THENCE $S48^{\circ}36'15''E$ 143.02 FEET; THENCE $S41^{\circ}23'46''W$ 20.00 FEET; THENCE $N48^{\circ}36'15''W$ 144.70 FEET TO THE POINT OF BEGINNING.

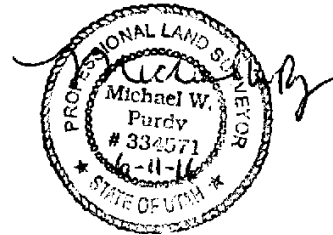
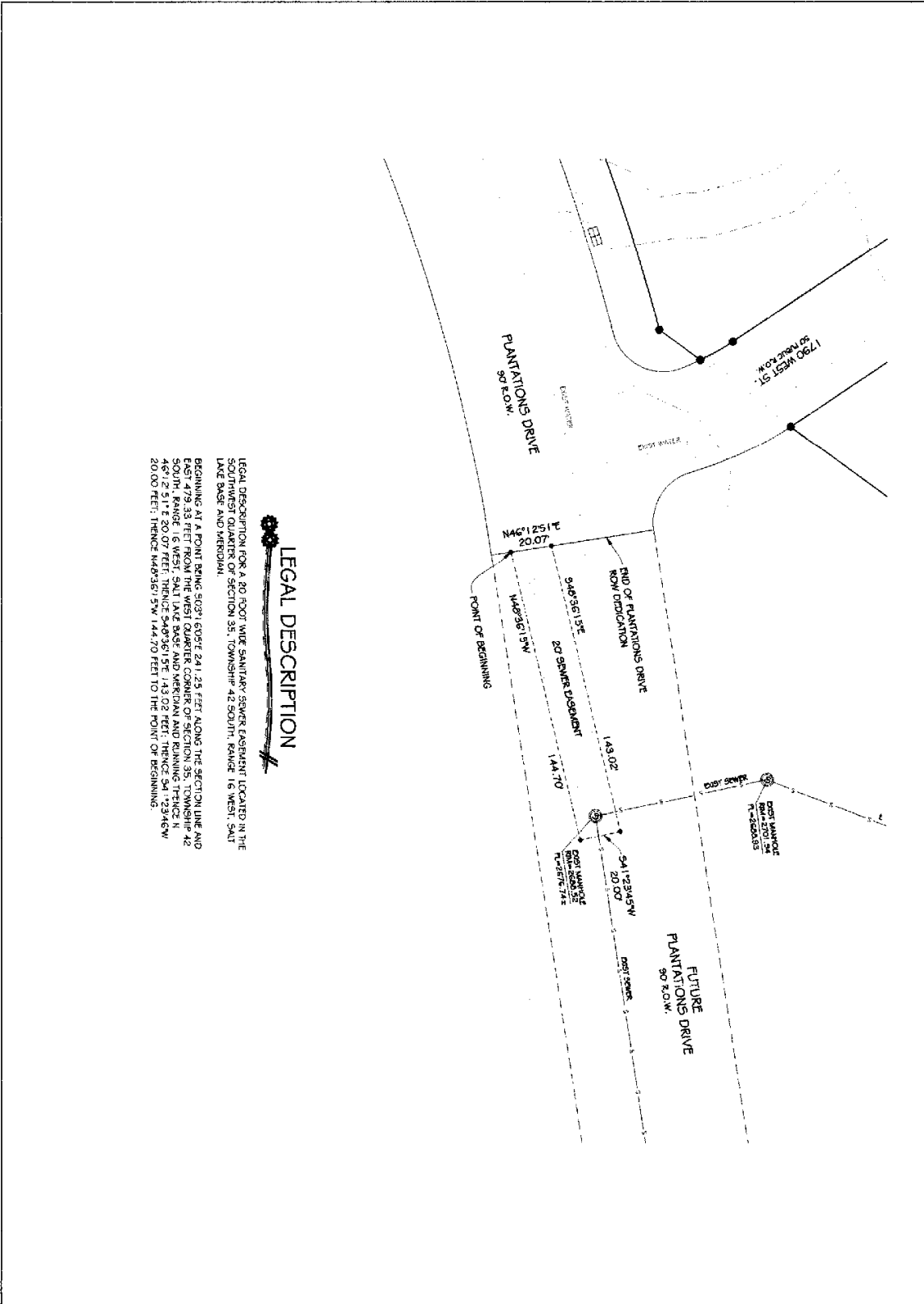


EXHIBIT B



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A 20 FOOT WIDE SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING S00°16'55"E 241.25 FEET ALONG THE SECTION LINE AND EAST 53.75 FEET TO THE POINT OF BEGINNING; THENCE S85°12'30"E 35.75 FEET TO POINT 1; THENCE S41°12'34.5"E 143.02 FEET TO POINT 2; THENCE S41°12'34.5"E 20.07 FEET TO POINT 3; THENCE S41°12'34.5"E 144.70 FEET TO THE POINT OF BEGINNING.