

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

DOC # 20170041641

Easements Page 1 of 5
Russell Shirts Washington County Recorder
10/16/2017 12:04:12 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-6-2-35-40051

PUBLIC UTILITY AND DRAINAGE EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to The Lofts Development, 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:

For legal description and sketch see attached Exhibits A and B respectively.

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.

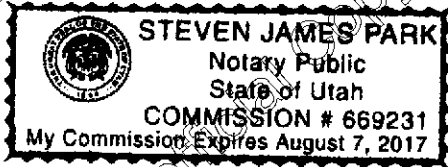
IN WITNESS WHEREOF, the Grantors has executed this instrument this 8 day of August, 2017.

GRANTOR: The Lofts Development, LLC.

David Nasal
David Nasal, Manager

STATE OF UTAH)
County of WASHINGTON) ss.

On the 8th day of August, 2017, A.D., personally appeared before me David Nasal, who being by me duly sworn, did say and acknowledge that he is the Manager of The Lofts Development, LLC., a Utah 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.



Steven James Park
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 13 day of October, 2017.

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 10/10/17
Victoria H. Hales, Assistant City Attorney

EXHIBIT A-1

DESCRIPTION OF PUBLIC UTILITY EASEMENT #1
ACROSS SG-6-2-35-40051

BEGINNING AT A POINT BEING NORTH 00°48'55" EAST 372.78 FEET ALONG THE SECTION LINE AND EAST 178.23 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING,
THENCE NORTH 34°13'37" WEST 34.00 FEET;
THENCE NORTH 55°56'44" EAST 11.84 FEET;
THENCE NORTH 34°14'34" WEST 391.62 FEET;
THENCE NORTH 01°51'20" EAST 92.48 FEET;
THENCE SOUTH 57°08'07" WEST 28.73 FEET;
THENCE NORTH 34°13'37" WEST 24.30 FEET;
THENCE NORTH 55°46'23" EAST 19.36 FEET;
THENCE NORTH 37°56'38" WEST 102.54 FEET;
THENCE NORTH 12°47'57" EAST 19.92 FEET;
THENCE NORTH 55°46'23" EAST 29.34 FEET;
THENCE SOUTH 12°47'57" WEST 31.96 FEET;
THENCE SOUTH 37°38'36" EAST 94.54 FEET;
THENCE NORTH 57°08'07" EAST 198.74 FEET;
THENCE SOUTH 34°22'03" EAST 263.89 FEET;
THENCE SOUTH 43°17'03" EAST 104.20 FEET;
THENCE SOUTH 32°14'02" EAST 117.03 FEET;
THENCE NORTH 76°07'59" EAST 4.96 FEET;
THENCE SOUTH 33°57'53" EAST 29.94 FEET;
THENCE SOUTH 59°55'09" WEST 32.98 FEET;
THENCE SOUTH 55°56'44" WEST 85.29 FEET;
THENCE SOUTH 34°13'37" EAST 8.25 FEET;
THENCE SOUTH 55°46'23" WEST 50.00 FEET;
THENCE SOUTH 34°13'37" EAST 130.38 FEET TO THE POINT OF CURVATURE OF A 525.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE 34.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°47'33";
THENCE SOUTH 38°01'11" EAST 269.74 FEET;
THENCE SOUTH 21°34'47" WEST 195.74 FEET TO A 1004.99 FOOT RADIUS NON TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 35°52'55" WEST;
THENCE 20.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°11'26";
THENCE NORTH 21°34'48" EAST 178.28 FEET;
THENCE NORTH 38°01'11" WEST 258.29 FEET TO THE POINT OF CURVATURE OF A 545.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE 36.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°47'33";
THENCE NORTH 34°13'37" WEST 2.96 FEET;
THENCE SOUTH 54°42'46" WEST 74.48 FEET;
THENCE NORTH 35°17'14" WEST 25.00 FEET;
THENCE NORTH 54°42'46" EAST 74.94 FEET;
THENCE NORTH 34°13'33" WEST 110.89 FEET;
THENCE SOUTH 55°56'44" WEST 99.00 FEET TO THE POINT OF BEGINNING.

LESS;

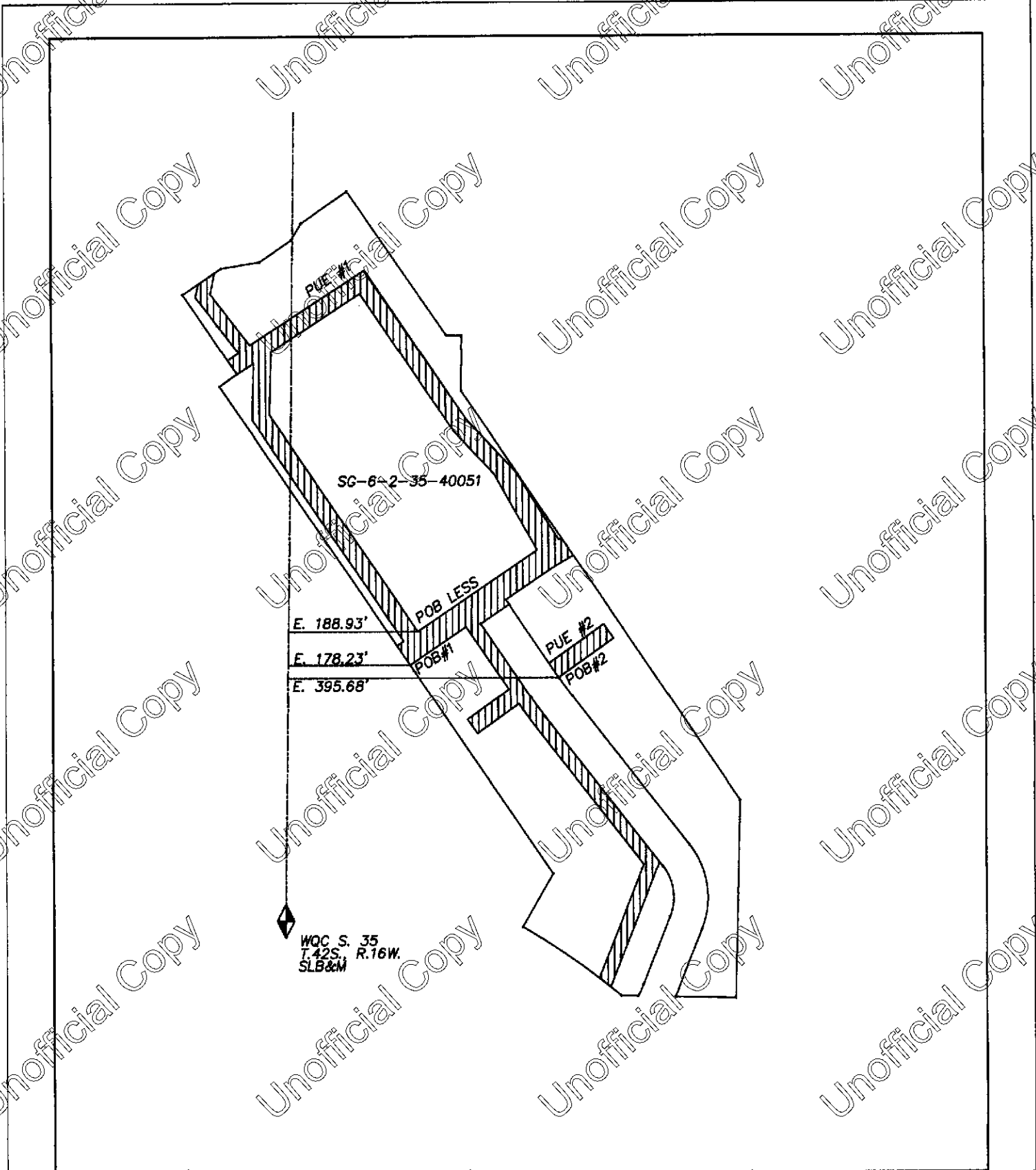
BEGINNING AT A POINT BEING NORTH 00°48'55" EAST 421.53 FEET ALONG THE SECTION LINE AND EAST 188.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING,
THENCE NORTH 34°14'34" WEST 383.55 FEET;
THENCE NORTH 01°51'20" EAST 91.66 FEET;
THENCE NORTH 57°08'07" EAST 155.26 FEET;
THENCE SOUTH 34°04'57" EAST 241.39 FEET;
THENCE SOUTH 43°17'03" EAST 86.44 FEET;
THENCE SOUTH 29°23'28" EAST 128.28 FEET;
THENCE SOUTH 55°56'44" WEST 211.28 FEET TO THE POINT OF BEGINNING.

EXHIBIT A-2

DESCRIPTION OF PUBLIC UTILITY EASEMENT #2
ACROSS SG-6-2-35-40051

BEGINNING AT A POINT BEING NORTH 00°48'55" EAST 353.98 FEET ALONG THE SECTION LINE AND EAST 395.68 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING,
THENCE NORTH 34°13'37" WEST 25.00 FEET;
THENCE NORTH 54°42'46" EAST 98.31 FEET;
THENCE SOUTH 35°17'14" EAST 25.00 FEET;
THENCE SOUTH 54°42'46" WEST 98.77 FEET TO THE POINT OF BEGINNING.

EXHIBIT B



AUG 2017	
MWP	

EXHIBIT B
PUBLIC UTILITY EASEMENTS
ACROSS
SG-6-2-35-40051

**CORNERPOINT
LAND SURVEYS**
2075 S. SIR MONTE DRIVE NO. 43
ST. GEORGE, UTAH
(435) 619-5528