



WHEN RECORDED,
RETURN TO GRANTEE AT:

Washington County Flood Control Authority
197 East Tabernacle
St. George, Utah 84770

Parcel ID #'s:
W-5-3-12-32111
W-5-3-12-440
W-5-3-12-441
W-5-3-2-2111
W-5-3-2-231

Space Above This Line for Recorder's Use

REVISED & RESTATED QUIT CLAIM DEED

WHEREAS, the ST. GEORGE AND WASHINGTON CANAL COMPANY ("**Canal Company**") previously quit claimed to the WASHINGTON COUNTY FLOOD CONTROL AUTHORITY ("**Flood Control Authority**") any and all of its interest in and to real property and easements located entirely within Washington County, State of Utah, pursuant to the quit claim deed recorded with the Washington County Recorder's Office, recorded on January 3, 2018, as Document # 20180000326, and consisting of 23 pages (hereinafter referred to as the "**Canal Company Quit Claim Deed**");

WHEREAS, the Canal Company Quit Claim Deed included, among other things, conveyance to the Flood Control Authority of the Canal Company's easements in, over, under and upon, the parcels of real property described therein ("**Easement Descriptions**"); and

WHEREAS, many of the Easement Descriptions are broad, general property descriptions (specifically, the Easement Descriptions contained in Exhibits 6, 7, 8, and 9 of the Canal Company Quit Claim Deed), which the Flood Control Authority wishes to clarify, revise and replace to reflect a more realistic description of the land required to accommodate the current needs and uses of the applicable land for the described easement purposes, (hereinafter referred to as the "**Revised Easement Descriptions**"); and

WHEREAS, the Flood Control Authority believes that in order to accommodate its current easement needs and uses (on the above-referenced Exhibits to the Canal Company Quit Claim Deed) it requires only twenty-five feet of land on both sides of the currently existing flood control improvements on such easement parcels; and

WHEREAS, the Flood Control Authority has obtained surveys (as evidenced by an easement exhibit filed as Document # 20180006392 in the office of the Washington County Recorder) for the Revised Easement Descriptions from a licensed Utah surveyor with the intent to clarify, revise and replace the Easement Descriptions contained in Exhibits 6, 7, 8, and 9 of

the Canal Company Quit Claim Deed by preparing and recording this "**Revised & Restated Quit Claim Deed**"; and

NOW THEREFORE, the WASHINGTON COUNTY FLOOD CONTROL AUTHORITY hereby clarifies, revises and replaces the Easement Descriptions contained in Exhibits 6, 7, 8, and 9 of the Canal Company Quit Claim Deed with the following Revised Easement Descriptions (of real property located in Washington County, State of Utah):

See "**EXHIBIT A**—REVISED EASEMENT PROPERTY LEGAL DESCRIPTIONS AND SKETCH" attached hereto and incorporated herein by reference.

WITNESS the hand of Grantor, this 10 day of February, 2018.

WASHINGTON COUNTY FLOOD CONTROL AUTHORITY

By:

Jonathan Pike
Jonathan Pike, Chairman

STATE OF UTAH

: ss.

COUNTY OF WASHINGTON)

On the 10 day of February, 2018, before me, the undersigned notary, personally appeared Jonathan Pike, the Chairman of the **WASHINGTON COUNTY FLOOD CONTROL AUTHORITY**, pursuant to a vote of a majority of members of the Flood Control Board at a meeting dated February 6, 2018, and who duly acknowledged to and before me that he executed the foregoing instrument for and on behalf of the **WASHINGTON COUNTY FLOOD CONTROL AUTHORITY**.

Cheyenne W. Bentley
Notary Public

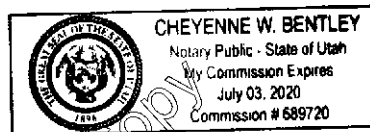


Exhibit A

REVISED EASEMENT PROPERTY LEGAL DESCRIPTIONS

**CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT
ACROSS THE GROVES, L.L.C. (SEGMENT 1)**

BEGINNING AT A POINT S88°54'44"E, 494.03 FEET ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 11, T43S, R15W, SLB&M, SAID POINT BEING ON THE NORTH BOUNDARY OF THE GROVES, L.L.C. PROPERTY, RUNNING THENCE S41°38'46"W, 644.67 FEET; THENCE S65°07'12"W, 81.68 FEET TO A POINT ON THE CENTER SECTION LINE, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF THE GROVES, L.L.C. PROPERTY AND THE POINT OF TERMINUS.

THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE WEST LINE AND END AT THE NORTH LINE OF GRANTORS PROPERTY, AND AT ANGLE POINTS OF SIDELINES TO PROVIDE CLOSURE OF SIDELINES.

**CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT
ACROSS THE GROVES, L.L.C. (SEGMENT 2)**

BEGINNING AT A POINT S1°08'32"W, 156.87 FEET ALONG THE SECTION LINE AND EAST 981.11 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE WESTERLY LINE OF WASHINGTON FIELDS ROAD, A 106.00 FOOT WIDE PUBLIC ROADWAY, SAID POINT ALSO BEING ON A 3197.00 FOOT RADIUS CURVE OF SAID WESTERLY LINE, THENCE LEAVING SAID WESTERLY LINE RUNNING S9°41'02"E, 205.75 FEET; THENCE S9°32'24"E, 1567.17 FEET TO A POINT ON SAID WESTERLY LINE OF WASHINGTON FIELDS ROAD, SAID POINT BEING THE POINT OF TERMINUS.

THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AND END AT THE WESTERLY LINE OF WASHINGTON FIELDS ROAD, AND AT ANGLE POINTS OF SIDELINES TO PROVIDE CLOSURE OF SIDELINES.

**CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT
ACROSS THE GROVES, L.L.C. (SEGMENT 3)**

BEGINNING AT A POINT S1°08'32"W, 2484.03 FEET ALONG THE SECTION LINE AND EAST 1419.17 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE EASTERLY LINE OF WASHINGTON FIELDS ROAD, A 106.00 FOOT WIDE PUBLIC ROADWAY, THENCE LEAVING SAID EASTERLY LINE RUNNING S9°35'00"E, 244.20 FEET TO A POINT ON THE NORTHERLY LINE OF WARNER VALLEY ROAD, A 90.00 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING THE POINT OF TERMINUS.

THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED SO AS TO BEGIN AT THE EASTERLY LINE OF WASHINGTON FIELDS ROAD AND END ON THE NORTHERLY LINE OF WARNER VALLEY ROAD TO PROVIDE CLOSURE OF SIDELINES.

**CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT
ACROSS THE GROVES, L.L.C. (SEGMENT 4)**

BEGINNING AT A POINT S1°08'32"W, 2363.21 FEET ALONG THE SECTION LINE AND EAST 1418.57 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE EASTERLY LINE OF WASHINGTON FIELDS ROAD, A 106.00 FOOT WIDE PUBLIC ROADWAY, THENCE LEAVING SAID EASTERLY LINE RUNNING S42°12'35"E, 367.64 FEET; THENCE S78°27'58"E, 498.80 FEET TO A POINT ON THE NORTHERLY LINE OF WARNER VALLEY ROAD, A 90.00 FOOT WIDE PUBLIC ROADWAY, SAID POINT BEING THE POINT OF TERMINUS.
THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE EASTERLY LINE OF WASHINGTON FIELDS ROAD AND END ON THE NORTHERLY LINE OF WARNER VALLEY ROAD, AND AT ANGLE POINTS TO PROVIDE CLOSURE OF SIDELINES.

**CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT
ACROSS THE GROVES, L.L.C. (SEGMENT 5)**

BEGINNING AT A POINT S1°08'32"W, 173.47 FEET ALONG THE SECTION LINE AND EAST 1481.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, T43S, R15W, SLB&M, SAID POINT BEING ON THE SOUTH LINE OF WARNER VALLEY ROAD, A 90.00 FOOT WIDE PUBLIC ROADWAY, THENCE LEAVING SAID SOUTH LINE OF WARNER VALLEY ROAD RUNNING S9°35'00"E, 1585.92 FEET; THENCE S9°32'53"E, 939.27 FEET; THENCE S45°00'20"W, 26.87 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SECTION 12, SAID POINT BEING THE POINT OF TERMINUS.
THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE SOUTH LINE OF WARNER VALLEY ROAD AND END ON THE NORTH LINE OF SECTION 12, AND AT ANGLE POINTS TO PROVIDE CLOSURE OF SIDELINES.

**CENTERLINE DESCRIPTION FOR 50' WIDE DRAINAGE EASEMENT
ACROSS CARDIFF WALES, L.L.C.**

BEGINNING AT A POINT S88°54'44"E, 494.03 FEET ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 2, T43S, R15W, SLB&M, SAID POINT BEING ON THE SOUTH LINE OF CARDIFF WALES, L.L.C. PROPERTY, RUNNING THENCE N41°38'46"E, 1196.02 FEET; HENCE N43°19'39"E, 436.76 FEET; THENCE N52°00'57"E, 845.47 FEET; THENCE N31°59'44"E, 847.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2, BEING THE EAST LINE OF CARDIFF WALES, L.L.C. PROPERTY, SAID POINT ALSO BEING THE POINT OF TERMINUS.
THE SIDELINES OF 50 FOOT STRIP SHOULD BE EXTENDED OR SHORTENED, SO AS TO BEGIN AT THE SOUTH LINE OF GRANTORS PROPERTY AND END AT THE EAST LINE OF GRANTORS PROPERTY, AND AT ANGLE POINTS TO PROVIDE CLOSURE OF SIDELINES.

(Sketch on following page)

