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DOC # 20180036856

Easements Page 1 of 3  
Russell Shirts Washington County Recorder  
09/07/2018 02:54:44 PM Fee \$ 0.00  
By WASHINGTON CITY

When Recorded Return To:  
City of Washington  
City Recorder  
111 North 100 East  
Washington City, Utah, 84780



Tax ID: W-4-2-19-1201

### FLOOD CONTROL EASEMENT

That in consideration of One Dollar and other good and valuable consideration paid to **Plumb Holdings SG LLC**, herein referred to as Grantor, by Washington City, 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, it's successors and assigns, a perpetual easement for the construction and maintenance of flood control improvements including ingress and egress in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

**Generally described as the area between the bank of the floodplain and the south property line of W-4-2-19-1201 and 30' either side of Country Way Lane for access), being further described as follows:**

#### EASEMENT DESCRIPTION

Beginning at a point that lies feet along North 88°50'24" West 1310.45 feet along the section line to the West 1/16 Corner and South 00°39'03" West 663.05 along the 16th Section Line from the North Quarter Corner of Section 19, Township 42 South, Range 14 West, Salt Lake Base and Meridian (The Basis of Bearings for this Description is North 88°50'24" West between the Northeast Corner and the North Quarter Corner of Section 19, Township and Range aforesaid); running thence North 82°05'05" East 122.75 feet; thence North 85°57'08" East 167.78 feet; thence South 87°59'09" East 123.53 feet; thence South 81°12'24" East 99.59 feet; thence South 75°27'48" East 117.19 feet; thence South 70°52'19" East 202.15 feet; thence South 60°15'07" East 71.23 feet; thence South 57°05'31" East 127.07 feet; thence South 53°27'45" East 136.65 feet; thence South 57°00'55" East 120.37 feet; thence South 21°25'06" West 52.72 feet; thence South 24°42'16" West 73.88 feet; thence South 00°59'27" East 80.21 feet; thence South 22°47'26" East 90.08 feet; thence South 26°54'58" East 99.22 feet; thence South 29°17'32" East 54.88 feet; thence South 33°10'24" East 201.97 feet; thence South 28°06'21" East 70.55 feet; thence South 27°29'57" East 90.94 feet; thence South 22°47'48" East 132.79 feet; thence South 17°47'57" East 104.28 feet; thence South 04°38'37" East 96.78 feet; thence South 15°01'51" East 83.95 feet; thence North 88°34'07" East 95.76 feet; thence South 40°17'42" East 155.05 feet; thence South 41°32'50" West 108.48 feet; thence South 53°20'53" East 167.17 feet; thence South 62°14'54" East 185.59 feet; thence South 73°41'04" East 143.40 feet; thence South 77°44'40" East 100.84 feet; thence South 82°46'42" East 118.42 feet; thence South 78°07'24" East 176.48 feet; thence South 73°59'21" East 113.63 feet; thence South 71°09'05" East 61.38 feet; thence South 79°37'13" East 187.10 feet; thence South 88°06'35" East 112.17 feet; thence North 84°00'01" East 121.45 feet; thence North 80°17'14" East 176.14 feet; thence North 67°20'31" East 157.67 feet; thence North 51°18'22" East 156.38 feet; thence South 13°06'59" East 211.30 feet; thence South 26°48'53" West 126.55 feet; thence South 27°52'16" West 93.80 feet; thence South 45°50'41" West 261.80 feet; thence South 53°11'34" West 346.85 feet; thence South 66°37'25" West 237.58 feet; thence South 69°56'49" West 193.86 feet; thence North 81°28'30" West 227.63 feet; thence North 78°28'56" West 212.44 feet; thence North 49°19'31" West 172.70 feet; thence North 47°50'48" West 317.34 feet; thence North 37°51'33" West 134.85 feet; thence North 37°51'32" West 91.71 feet; thence North 22°47'18" West 198.57 feet; thence North 17°19'30" West 238.84 feet; thence North 05°59'14" West 141.18 feet; thence North 07°31'38" West 278.11 feet; thence North 19°16'00" West 323.18 feet; thence North 37°07'15" West 303.45 feet; thence North 00°31'08" East 162.67 feet; thence North 88°50'52" West 145.12 feet; thence North 61°47'19" West 138.17 feet; thence North 86°13'14" West 230.66

feet; thence South 82°32'42" West 55.66 feet; thence North 01°43'09" East 82.37 feet; thence North 64°06'27" West 110.34 feet; thence North 64°05'52" West 98.40 feet; thence South 78°38'50" West 71.99 feet; thence North 48°57'22" West 195.67 feet; thence North 36°51'14" West 204.05 feet; thence North 47°34'57" West 139.78 feet; thence North 00°39'03" East 62.07 feet to the point of beginning.

**SEE EXHIBIT "A" FOR EASEMENT DEPICTION**

TO HAVE AND TO HOLD such property to Grantee, Washington City, forever for the uses and purposes normally associated with public flood control improvements, including ingress and egress for the construction and maintenance of drainage & erosion protection improvements within the floodplain; removal of problematic vegetation and flood debris; removal of flood sediment; planting riparian vegetation, and contouring of the river corridor.

Grantee agrees to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantee shall maintain the perpetual easement in good repair; however, there is no representation on the part of Grantee that the easement shall have capacity to accommodate all flooding, erosion and drainage problems that arise.

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 Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

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 have executed this instrument this 9<sup>th</sup> day of August, 2018.

GRANTOR:

PLUMB HOLDINGS SG LLC

[Signature]  
BY: MANAGER, WALTER J. PLUMB  
ITS: manager

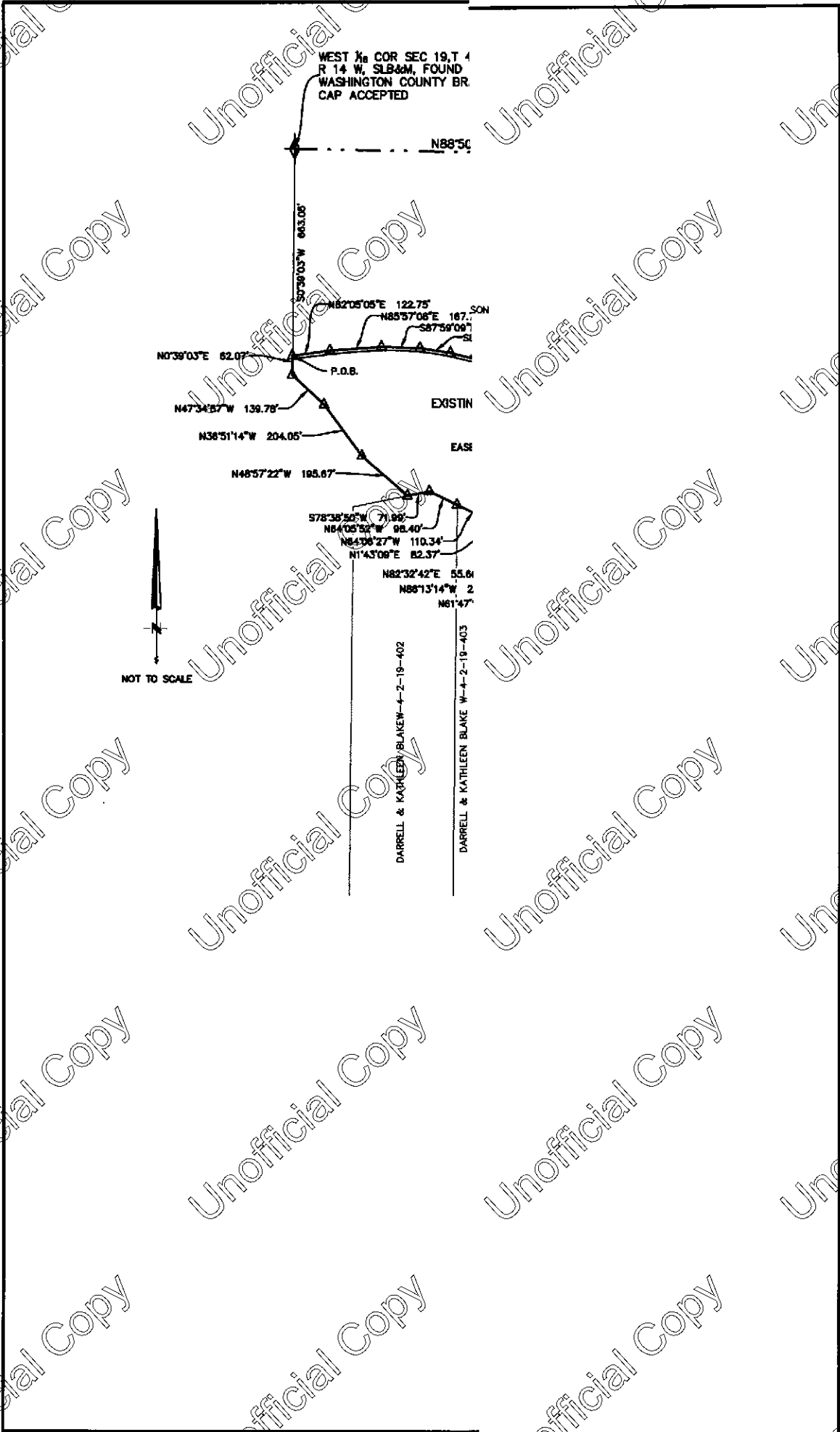
STATE OF UTAH  
County of SALT LAKE

On this 9 day of AUGUST, 2018, personally appeared before me, WALTER J. PLUMB III who being by me duly sworn did say that he is a MANAGER of the PLUMB HOLDINGS SG LLC and that the forging instrument was signed on behalf of said LLC by authority of the terms of the LLC Operating Agreement and he acknowledged to me that said LLC executed the same for the purposes stated therein.

My commission expires 10.16.20

[Signature]  
Notary Public  
Residing in DAVIS COUNTY County





<p><b>BUSH &amp; GUDGELL, INC.</b>                  Engineers - Planners - Surveyors                  205 East Tibbetsdale Road #4                  Portland, Oregon 97202                  Phone: 503.833.3377 Fax: 503.873.1361                  www.bushandgudgell.com</p>	
<p><b>BG</b></p>	
<p>Drawn: ABA Date: 08/09/2018                  Checked: JRM                  Approved: ABA                  Scale: NONE                  Job No.: 171044</p>	<p><b>EXHIBIT "A" EASEMENT DEPICTION</b>                  LOCATED IN                  R 14 W, T 4 N, S 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40                  PREPARED FOR: WALT FLJRB</p>
<p>SHEET                  1                  SHEETS</p>	<p>FILE: 171044EXB1</p>