



When Recorded Return To:
Washington City
111 N. 100 E.
Washington, Utah 84780

PUBLIC TRAIL AND RECREATION EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to Plumb Holdings S.G. L.L.C., herein referred to as Grantor, by the City of Washington, 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, and to construct, install, use, operate, inspect, repair, maintain and replace a trail suitable for pedestrians, bicycles, and recreation, on the property described herein, being a 30.0 foot wide strip of land during the construction of said Public Trail and Recreation Easement and a permanent 25.0 foot wide strip of land, after the construction of said Public Trail and Recreation Easement; which property is owned by Grantor in Washington County, State of Utah, and said Easement being more fully described as follows:

See Exhibit "A" and Exhibit Map attached hereto and made a part hereof.

TO HAVE AND TO HOLD such property to Grantee, the City of Washington, forever for the uses and purposes normally associated with public uses such as trails, utilities and drainage.

Grantor may not interfere with the intent of 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 of Washington 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 Grantor has executed this instrument this 14 day of April 2019.

PLUMB HOLDINGS S.G. LLC

BY:



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
www.bushandgudgell.com

“EXHIBIT A”

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(CL 25 TRAIL DESCRIPTION)

A TWENTY FIVE FOOT (25.00') WIDE TRAIL EASEMENT LOCATED IN THE NW1/4, NE1/4, SE1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, THE SIDES OF WHICH EASEMENT LIE TWELVE AND ONE HALF FEET (12.50') EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH LIES SOUTH 00°39'03" WEST ALONG THE WEST 1/16 LINE 666.41 FEET FROM THE WEST 1/16 CORNER OF SAID SECTION 19 AND THENCE RUNNING ALONG THE EASEMENT CENTER LINE THENCE NORTH 88°56'35" EAST 17.67 FEET; THENCE EASTERLY ALONG A 177.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 87°57'21" EAST A DISTANCE OF 14.22 FEET, CENTER POINT LIES SOUTH 00°15'08" EAST), THROUGH A CENTRAL ANGLE OF 04°35'34" A DISTANCE OF 14.23 FEET; THENCE EASTERLY ALONG A 1653.22 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 88°29'56" EAST A DISTANCE OF 163.80 FEET, CENTER POINT LIES NORTH 04°20'26" EAST), THROUGH A CENTRAL ANGLE OF 05°40'45" A DISTANCE OF 163.87 FEET; THENCE EASTERLY ALONG A 162.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 87°55'49" EAST A DISTANCE OF 4.15 FEET, CENTER POINT LIES NORTH 01°20'18" WEST), THROUGH A CENTRAL ANGLE OF 01°27'45" A DISTANCE OF 4.15 FEET; THENCE NORTH 87°11'57" EAST 158.68 FEET; THENCE SOUTH 89°04'16" EAST 60.81 FEET; THENCE EASTERLY ALONG A 177.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 87°37'25" EAST A DISTANCE OF 8.97 FEET, CENTER POINT LIES SOUTH 00°55'44" WEST), THROUGH A CENTRAL ANGLE OF 02°53'42" A DISTANCE OF 8.97 FEET; THENCE EASTERLY ALONG A 586.10 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 80°28'29" EAST A DISTANCE OF 116.45 FEET, CENTER POINT LIES SOUTH 03°49'26" WEST), THROUGH A CENTRAL ANGLE OF 11°24'11" A DISTANCE OF 116.65 FEET; THENCE SOUTHEASTERLY ALONG A 660.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 64°12'56" EAST A DISTANCE OF 210.03 FEET, CENTER POINT LIES SOUTH 16°37'44" WEST), THROUGH A CENTRAL ANGLE OF 18°18'39" A DISTANCE OF 210.93 FEET; THENCE SOUTHEASTERLY ALONG A 421.82 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 62°21'52" EAST A DISTANCE OF 100.73 FEET, CENTER POINT LIES NORTH 34°29'35" EAST), THROUGH A CENTRAL ANGLE OF 13°42'54" A DISTANCE OF 100.97 FEET; THENCE SOUTH 72°44'52" EAST 103.40 FEET; THENCE SOUTHEASTERLY ALONG A 609.96 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 65°05'30" EAST A DISTANCE OF 180.49 FEET, CENTER POINT LIES SOUTH 16°24'00" WEST), THROUGH A CENTRAL ANGLE OF 17°01'01" A DISTANCE OF 181.16 FEET; THENCE SOUTH 57°17'29" EAST 134.01 FEET; THENCE SOUTHERLY ALONG A 22.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 13°26'48" EAST A DISTANCE OF 31.17 FEET, CENTER POINT LIES SOUTH 32°42'31" WEST), THROUGH A CENTRAL ANGLE OF 87°41'21" A DISTANCE OF 34.44 FEET; THENCE SOUTH 32°36'36" WEST 76.81 FEET; THENCE SOUTHERLY ALONG A 72.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 21°38'43" WEST A DISTANCE OF 27.58 FEET, CENTER POINT LIES SOUTH 57°23'24" EAST), THROUGH A CENTRAL ANGLE OF 21°55'47" A DISTANCE OF 27.75 FEET; THENCE SOUTHERLY ALONG A 192.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 00°12'24" EAST A DISTANCE OF 72.72 FEET, CENTER POINT LIES SOUTH 79°19'11" EAST), THROUGH A CENTRAL ANGLE OF 21°46'26" A DISTANCE OF 73.16 FEET; THENCE SOUTH 26°34'51" EAST 590.46 FEET; THENCE SOUTH 19°45'09" EAST 219.63 FEET; THENCE SOUTHERLY ALONG A 207.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 06°26'08" EAST A DISTANCE OF 87.19 FEET, CENTER POINT LIES SOUTH 71°26'11" WEST), THROUGH A CENTRAL ANGLE OF 24°15'22" A DISTANCE OF 87.84 FEET; THENCE SOUTHERLY ALONG A 225.47 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 16°46'48" EAST A DISTANCE OF 130.27 FEET, CENTER POINT LIES SOUTH 89°59'18" EAST),



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THROUGH A CENTRAL ANGLE OF 33°35'00" A DISTANCE OF 132.16 FEET; THENCE SOUTH 35°08'29" EAST 54.41 FEET; THENCE SOUTH 44°13'41" EAST 119.37 FEET; THENCE SOUTHERLY ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 20°12'37" EAST A DISTANCE OF 36.63 FEET, CENTER POINT LIES SOUTH 45°46'19" WEST); THROUGH A CENTRAL ANGLE OF 48°02'09" A DISTANCE OF 37.73 FEET; THENCE SOUTH 03°48'27" WEST 20.36 FEET; THENCE SOUTHEASTERLY ALONG A 45.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°50'49" EAST A DISTANCE OF 41.77 FEET, CENTER POINT LIES SOUTH 86°11'33" EAST); THROUGH A CENTRAL ANGLE OF 55°18'33" A DISTANCE OF 43.44 FEET; THENCE SOUTH 51°30'06" EAST 120.44 FEET; THENCE SOUTH 61°18'26" EAST 124.55 FEET; THENCE SOUTH 67°05'15" EAST 123.65 FEET; THENCE SOUTH 72°26'44" EAST 132.85 FEET; THENCE SOUTH 78°20'32" EAST 105.72 FEET; THENCE EASTERLY ALONG A 2099.61 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 77°33'14" EAST A DISTANCE OF 491.05 FEET, CENTER POINT LIES SOUTH 05°43'51" WEST); THROUGH A CENTRAL ANGLE OF 13°25'51" A DISTANCE OF 492.18 FEET; THENCE EASTERLY ALONG A 1117.23 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 88°45'11" EAST A DISTANCE OF 412.08 FEET, CENTER POINT LIES NORTH 11°52'27" EAST); THROUGH A CENTRAL ANGLE OF 21°15'16" A DISTANCE OF 414.45 FEET; THENCE NORTH 80°52'56" EAST 67.21 FEET; THENCE NORTHEASTERLY ALONG A 535.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 62°22'42" EAST A DISTANCE OF 387.82 FEET, CENTER POINT LIES NORTH 06°24'34" WEST); THROUGH A CENTRAL ANGLE OF 42°25'29" A DISTANCE OF 396.82 FEET TO THE POINT OF TERMINUS.

171044 Walt Plumb
By: GM
Ck: BRS



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"EXHIBIT A"
(30' TEMPORARY CONSTRUCTION EASEMENT)

A thirty foot (30.00') wide temporary construction easement located in the NW1/4, NE1/4, SE1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, THE SIDES OF WHICH EASEMENT LIE FIFTEEN FEET (15.00') EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

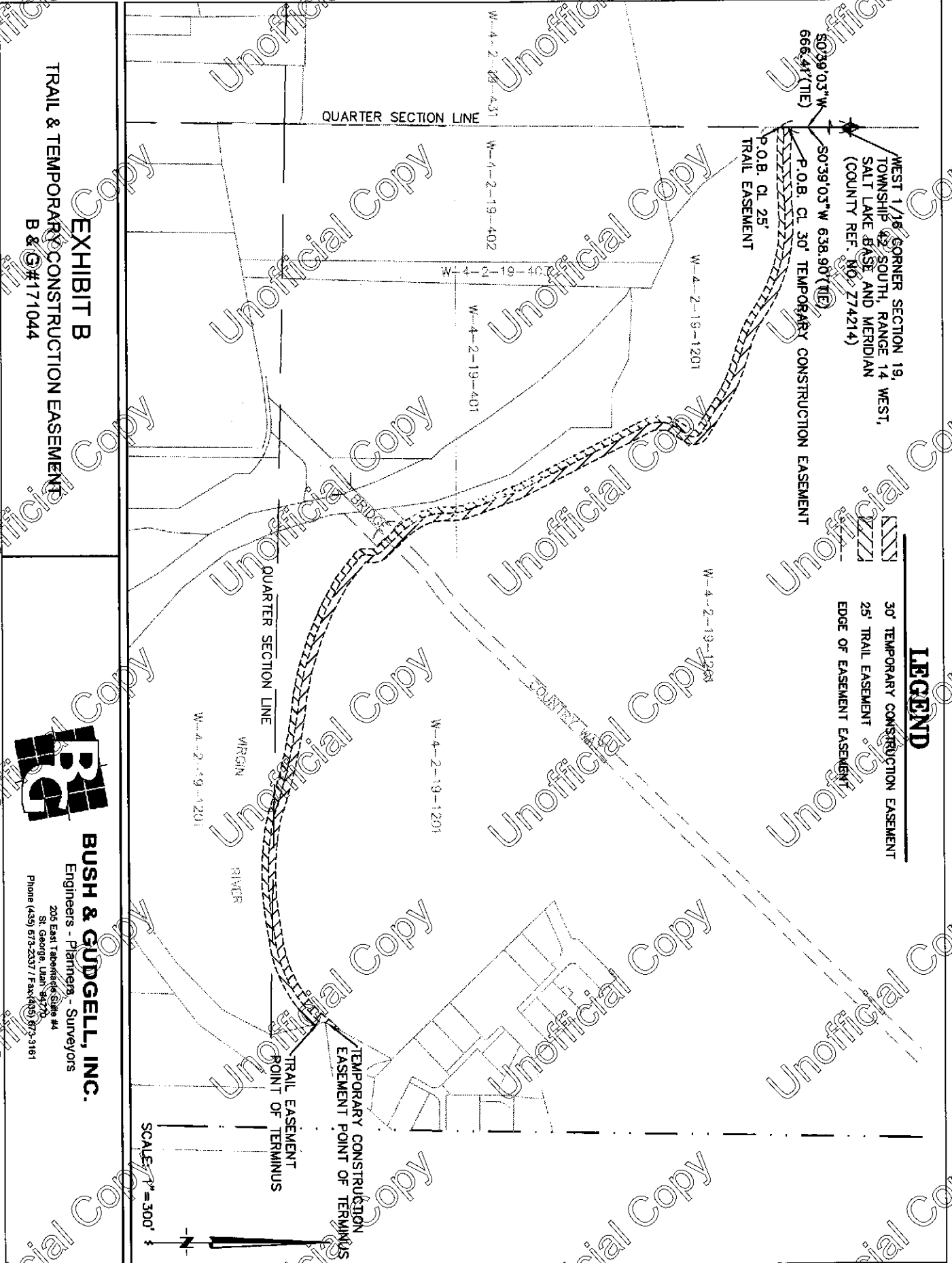
BEGINNING AT A POINT WHICH LIES SOUTH 00°39'03" WEST ALONG THE WEST 1/16 LINE 638.90 FEET FROM THE WEST 1/16 CORNER OF SAID SECTION 19 AND THENCE RUNNING ALONG THE EASEMENT CENTER LINE NORTH 88°56'35" EAST 17.04 FEET; THENCE EASTERLY ALONG A 205.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 87°59'01" EAST A DISTANCE OF 16.63 FEET, CENTER POINT LIES SOUTH 00°18'29" EAST), THROUGH A CENTRAL ANGLE OF 04°38'56" A DISTANCE OF 16.63 FEET; THENCE EASTERLY ALONG A 1625.72 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 88°29'56" EAST A DISTANCE OF 161.07 FEET, CENTER POINT LIES NORTH 04°20'26" EAST), THROUGH A CENTRAL ANGLE OF 05°40'45" A DISTANCE OF 161.14 FEET; THENCE EASTERLY ALONG A 135.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 87°55'49" EAST A DISTANCE OF 3.45 FEET, CENTER POINT LIES NORTH 01°20'18" WEST), THROUGH A CENTRAL ANGLE OF 01°27'45" A DISTANCE OF 3.45 FEET; THENCE NORTH 87°11'57" EAST 159.57 FEET; THENCE SOUTH 89°04'16" EAST 61.71 FEET; THENCE EASTERLY ALONG A 205.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 87°37'25" EAST A DISTANCE OF 10.36 FEET, CENTER POINT LIES SOUTH 00°55'44" WEST), THROUGH A CENTRAL ANGLE OF 02°53'42" A DISTANCE OF 10.36 FEET; THENCE EASTERLY ALONG A 613.60 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 80°27'32" EAST A DISTANCE OF 122.25 FEET, CENTER POINT LIES SOUTH 03°49'26" WEST), THROUGH A CENTRAL ANGLE OF 11°26'04" A DISTANCE OF 122.46 FEET; THENCE SOUTHEASTERLY ALONG A 687.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 64°14'03" EAST A DISTANCE OF 219.00 FEET, CENTER POINT LIES SOUTH 16°36'03" WEST), THROUGH A CENTRAL ANGLE OF 18°19'47" A DISTANCE OF 219.94 FEET; THENCE SOUTHEASTERLY ALONG A 394.32 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 62°18'41" EAST A DISTANCE OF 93.23 FEET, CENTER POINT LIES NORTH 34°28'41" EAST), THROUGH A CENTRAL ANGLE OF 13°34'45" A DISTANCE OF 93.45 FEET; THENCE SOUTH 72°44'52" EAST 102.33 FEET; THENCE SOUTHEASTERLY ALONG A 637.46 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 65°05'24" EAST A DISTANCE OF 188.26 FEET, CENTER POINT LIES SOUTH 16°25'06" WEST), THROUGH A CENTRAL ANGLE OF 16°58'59" A DISTANCE OF 188.95 FEET; THENCE SOUTH 57°17'29" EAST 133.84 FEET; THENCE SOUTHERLY ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 13°04'57" EAST A DISTANCE OF 69.73 FEET, CENTER POINT LIES SOUTH 32°42'31" WEST), THROUGH A CENTRAL ANGLE OF 88°25'03" A DISTANCE OF 77.16 FEET; THENCE SOUTH 32°36'36" WEST 77.23 FEET; THENCE SOUTHERLY ALONG A 45.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 21°38'43" WEST A DISTANCE OF 17.12 FEET, CENTER POINT LIES SOUTH 57°23'24" EAST), THROUGH A CENTRAL ANGLE OF 21°55'47" A DISTANCE OF 17.22 FEET; THENCE SOUTHERLY ALONG A 165.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 00°25'05" WEST A DISTANCE OF 58.79 FEET, CENTER POINT LIES SOUTH 79°19'11" EAST), THROUGH A CENTRAL ANGLE OF 20°31'28" A DISTANCE OF 59.11 FEET; THENCE SOUTH 26°34'51" EAST 588.21 FEET; THENCE SOUTH 19°45'09" EAST 221.55 FEET; THENCE SOUTHERLY ALONG A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 06°38'54" EAST A DISTANCE OF 97.61 FEET, CENTER POINT LIES SOUTH 71°21'53" WEST), THROUGH A CENTRAL ANGLE OF 23°58'26" A DISTANCE OF 98.33 FEET;



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THENCE SOUTHERLY ALONG A 197.97 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 16°54'44" EAST A DISTANCE OF 112.81 FEET, CENTER POINT LIES NORTH 89°38'30" EAST), THROUGH A CENTRAL ANGLE OF 33°06'29" A DISTANCE OF 114.39 FEET; THENCE SOUTH 35°08'29" EAST 51.84 FEET; THENCE SOUTH 44°13'41" EAST 117.19 FEET; THENCE SOUTHERLY ALONG A 72.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 20°12'38" EAST A DISTANCE OF 59.02 FEET, CENTER POINT LIES SOUTH 45°46'17" WEST), THROUGH A CENTRAL ANGLE OF 48°02'10" A DISTANCE OF 60.78 FEET; THENCE SOUTH 03°48'27" WEST 20.36 FEET; THENCE SOUTHEASTERLY ALONG A 17.50 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°50'49" EAST A DISTANCE OF 16.24 FEET, CENTER POINT LIES SOUTH 86°11'33" EAST), THROUGH A CENTRAL ANGLE OF 55°18'33" A DISTANCE OF 16.89 FEET; THENCE SOUTH 51°30'06" EAST 118.08 FEET; THENCE SOUTH 61°18'26" EAST 120.81 FEET; THENCE SOUTH 67°05'15" EAST 120.98 FEET; THENCE SOUTH 72°26'44" EAST 130.14 FEET; THENCE SOUTH 78°20'32" EAST 102.89 FEET; THENCE EASTERLY ALONG A 2127.11 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 77°33'30" EAST A DISTANCE OF 494.31 FEET, CENTER POINT LIES SOUTH 05°46'09" WEST), THROUGH A CENTRAL ANGLE OF 13°20'41" A DISTANCE OF 495.43 FEET; THENCE EASTERLY ALONG A 1089.73 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 88°48'01" EAST A DISTANCE OF 400.29 FEET, CENTER POINT LIES NORTH 11°46'59" EAST), THROUGH A CENTRAL ANGLE OF 21°10'00" A DISTANCE OF 402.57 FEET; THENCE NORTH 80°52'56" EAST 67.93 FEET; THENCE NORTHEASTERLY ALONG A 508.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 61°10'49" EAST A DISTANCE OF 388.84 FEET, CENTER POINT LIES NORTH 06°20'14" WEST), THROUGH A CENTRAL ANGLE OF 44°57'54" A DISTANCE OF 399.00 FEET; THENCE NORTHEASTERLY ALONG A 327.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 37°30'21" EAST A DISTANCE OF 13.66 FEET, CENTER POINT LIES SOUTH 53°41'20" EAST), THROUGH A CENTRAL ANGLE OF 02°23'22" A DISTANCE OF 13.66 FEET TO THE POINT OF TERMINUS.

171044
By: GM 01/30/19
Ck: BRS



LEGEND

- 30' TEMPORARY CONSTRUCTION EASEMENT
- 25' TRAIL EASEMENT
- EDGE OF EASEMENT EASEMENT

SCALE 1" = 300'

TRAIL & TEMPORARY CONSTRUCTION EASEMENT
 B & G #171044

EXHIBIT B



BUSH & GUGGELL, INC.

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