When Recorded Return To: Karl Larson

Tax ID: <u>W-5-3-12-32111</u>

Easements Page 1 673 Russell Shirts Washington County Recorder 08/15/2019 09:46:44 AM Fee \$40.00 By FIRST AMERICAN ST. GEORGE MAIN

W-5-3-12-430 Non-exclusive drainage easement

Know all Persons by these presents that for and in consideration of Ten Dollars and other good and valuable consideration in hand paid by St. George Retirement, LLC. herein referred to as GRANTEE, the receipt and sufficiency thereof being hereby acknowledged The Groves, LLC, a Wyoming limited liability company and South Landing Development LLC, a Wyoming limited liability company herein referred was GRANTORS, the Grantors do hereby grant, bargain, sell, transfer and convey unto Grantse, its successors and assigns, a monexclusive Easement for drainage improvements and access, construction, and maintenance in and along real property owned by Grantors in Washington County, State of Utah, and the Easement being more fully described as foilows:

See Exhibit A & B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD such Easement to Grantee forever for the uses and purposes normally associated with public use for storm drain improvements.

The Easement granted hereby is a non-exclusive Easement and Grantors specifically reserve the right for it and its successors and assigns to utilize the property subject to this Easement for any purpose that does not unreasonably interfere with the rights of Grantee herein.

Grantors further reserve the right to relocate the Easement at Grantors' sole discretion to a location more suitable for Grantors' purposes in developing the land constituting the Stucki Farms Planned Community Development. Such relocation shall be without cost and expense of any kind to the Grantee and such relocation shall not increase any cost or burden to the Grantee or Grantee's successors and assigns.

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 day of August, 2019.

GRANTORS:

arl S. Larson

Member Manager

Kark & Larson Its Member Manager

STATE OF UTAH

WASHINGTON COUNTY

2019, personally appeared before me Karl S. Larson, to me known to be the Individual described in and who executed the document annexed hereto as Member Manager of The Groves, LLC and South Landing Development, LLC and who recuted same in my presence or acknowledged said signature as a true and free act and deed,

ALLISON SCHREIBER NOTARY PUBLIC-STATE OF UTAH COMMISSION# 696451

COMM, EXP. 09-02-2021

7 1900325. Page 2, of 3 08/15/2019 09:46:44 AM 20190032521 Washington County EXHIBIT "A" DRAMAGE EASEMENT BEGINNING AT A POINT N 1°08'32 E 3252.43 FEET ALONG THE WEST SECTION LINE OF SECTION 12, TOWNSHIP AS SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND SEB 51'28" E 589.90 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE N 59°02'31" W 197.54 FEET; THENCE N 30°57'29" E 10.00 FEET; THENCE S 59°02'31" E 198.66 FEET, THENCE S 37°19'01" W 10.06 FEET, TO THE rt Oph Jimolika POINT OF BEGINNING. 

20190032521 Page 3 of 3 Washington County S.88\*50'64" E 2640.13' NORTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, NORTH QUARTER CORNER SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN BRASS CAP STAMPED B&G 2016 SALT LAKE BASE AND MERICIAN (NOT FOUND) REFERENCE MONUMENT TO THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN RING AND LID MONUMENT LS 634569 LAKE **GROVES LLC** N 30°57'29" E 10,00' PARCEL NO. Sold of the state W-5-3-12-32111 N 1'08'32" E (BASIS OF BEARING) 524.75 MONUMENT TO REFERENCE MONUMENT) 610.35 SOUTH LANDING DEVELOPMENT LLC S 88'51'28 E 589.90' PARCEL NO W-5-3-12-430 (TIE LINE) S 37\*19'01" (W) 10.06" POINT OF BEGINNING WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALOLAKE BASE AND MERIDIAN FOUND REBAR AND CAP LS 171303 (ACCEPTED) SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SAL LAKE BASE AND MERIDIAN BLM BRASS CAP 1973 HCN #2062 **BENCHMARK 2787.33'** FF18171.00 **EXHIBIT B SCIVII**Science DRAINAGE EASEMENT

08/15/2019 09:46:44 AM