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

DOC # 20190043126

Easements Page 1 of 9
Russell Shirts Washington County Recorder
10/17/2019 03:54:00 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG6-2-28-2110,

MUNICIPAL UTILITY EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to **ST. GEORGE 730 LLC, A Nevada Limited Liability Company**, Grantor, by the City of St. George, a Utah municipal corporation, Grantee, the receipt of which is hereby acknowledged, 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; for unimpeded perpetual ingress and egress for vehicular and pedestrian traffic over, upon and across the roads, driveways, access ways, entrances, exits and sidewalks as such currently exist and as may be developed from time to time by Grantor; 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:

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

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with municipal 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 by Grantor or its successors or assigns, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss. Grantor shall pay for any extra costs which Grantee incurs as a result of Grantor burdening the easement.

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 20TH day of JUNE, 2019.

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 30 day of September, 2019.

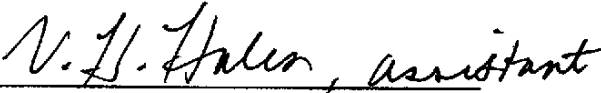
CITY OF ST. GEORGE


Jonathan T. Pike, Mayor



ATTEST:

Christina Fernandez, City Recorder

Approved as to form:


Paula Houston, Deputy City Attorney 9/27/19

**Exhibit "A"**

Beginning at the westerly corner of Lot 9, Sentieri Canyon at Divario, said point being North 01°50'37" East 3,349.15 feet along the center section line and East 1,530.77 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 67°15'06" East 246.66 feet;

thence North 62°18'58" East 259.73 feet;

thence North 60°57'45" East 288.38 feet to the westerly line of Plantations Drive;

thence Southeast 33.72 feet along an arc of a 695.00 foot radius curve to the right (center bears South 60°52'28" West, long chord bears South 27°44'08" East 33.72 feet with a central angle of 02°46'47") along said westerly line of Plantations Drive;

thence South 74°48'41" West 15.49 feet;

thence South 60°57'45" West 272.94 feet;

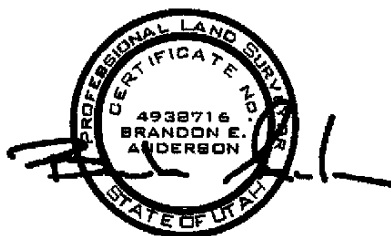
thence South 62°18'58" West 283.29 feet;

thence North 67°15'06" West 263.48 feet to and along the northerly line of Lot 8, said Sentieri Canyon at Divario to its northerly corner;

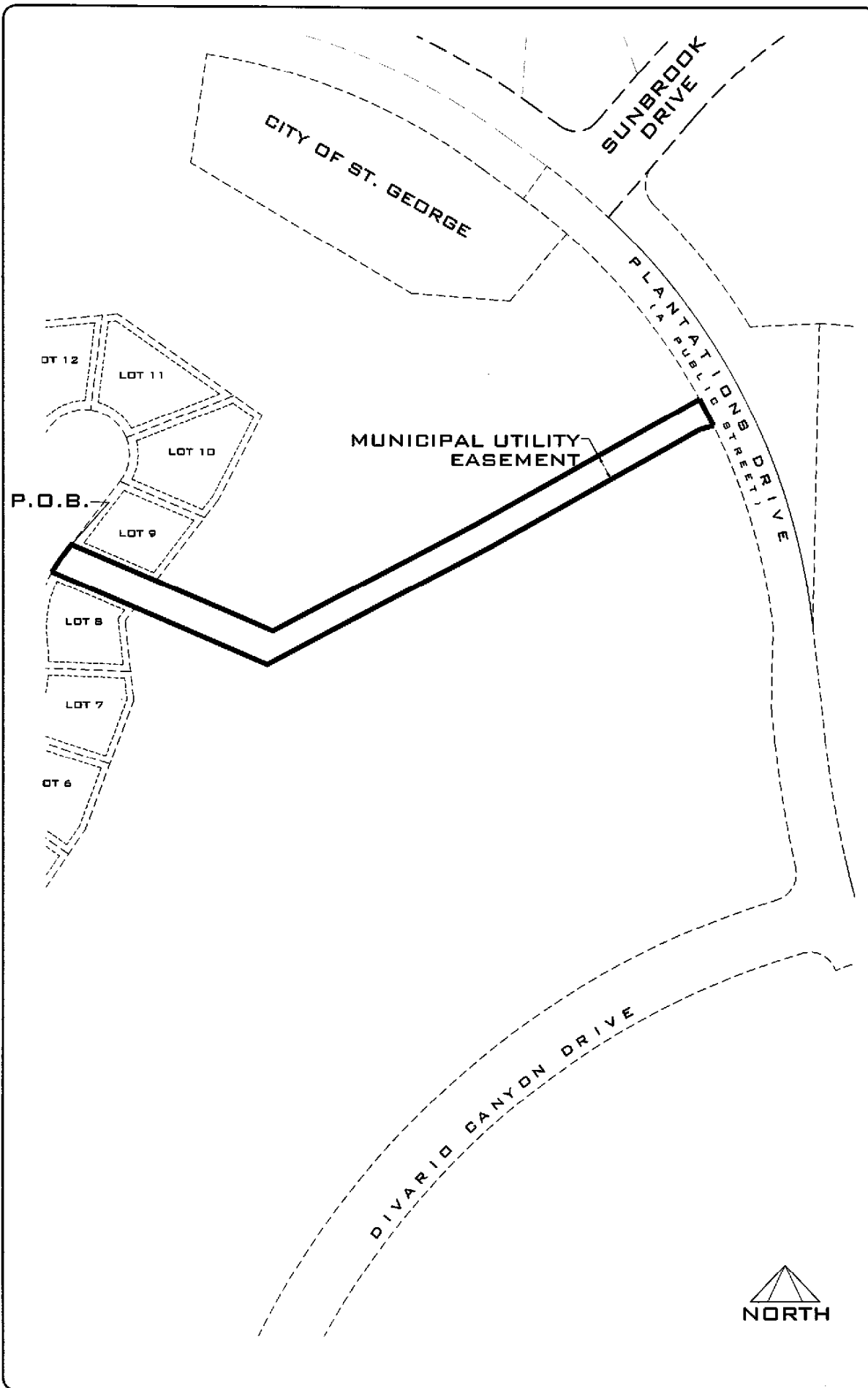
thence northerly the following (2) courses along the easterly line of said Sentieri Canyon at Divario;

thence Northeast 18.56 feet along an arc of a 127.50 foot radius curve to the right (center bears South 60°39'21" East, long chord bears North 33°30'51" East 18.54 feet with a central angle of 08°20'24");

thence North 37°41'03" East 19.44 feet to the Point of Beginning.



June 19, 2019



DATE:	8/18/2019
JOB NO.:	1228-18-019
DRAWN BY:	S.E.A.
DESIGNED BY:	S.E.A.
SCALE:	1"=100'
DWG:	SURVEY-SAR-02-04

REVISIONS	DATE

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERBROOK DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790
PH (435) 673-8585
FX (435) 673-8597
WWW.RADVL.COM

EXHIBIT MAP

SHEET
1
OF 1 SHEETS

**Exhibit "B"**

Beginning at the southerly line of Sentieri Canyon Drive, said point being North 01°50'37" East 2,782.25 feet along the center section line and East 612.24 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

Thence southeasterly the following (11) courses along the southerly line of Sentieri Canyon Drive

- thence South 64°14'38" East 206.17 feet;
- thence South 66°19'51" East 139.47 feet;
- thence East 26.81 feet along an arc of a 440.00 foot radius curve to the left (center bears North 23°40'09" East, long chord bears South 68°04'36" East 26.81 feet with a central angle of 03°29'30");
- thence South 69°49'22" East 245.76 feet;
- thence Southeast 104.79 feet along an arc of a 380.00 foot radius curve to the right (center bears South 20°10'38" West, long chord bears South 61°55'21" East 104.46 feet with a central angle of 15°48'01");
- thence South 54°01'21" East 91.77 feet;
- thence Southeast 59.20 feet along an arc of a 380.00 foot radius curve to the right (center bears South 35°58'39" West, long chord bears South 49°33'33" East 59.14 feet with a central angle of 08°55'35");
- thence South 45°05'45" East 121.84 feet;
- thence Southeast 123.26 feet along an arc of a 340.00 foot radius curve to the left (center bears North 44°54'15" East, long chord bears South 55°28'53" East 122.58 feet with a central angle of 20°46'15");
- thence South 65°52'00" East 48.52 feet;
- thence South 39.27 feet along an arc of a 25.00 feet radius curve to the right (center bears South 24°08'00" West, long chord bears South 20°52'00" East 35.36 feet with a central angle of 90°00'00");
- thence North 65°52'00" West 10.00 feet;
- thence North 23.56 feet along an arc of a 15.00 foot radius curve to the left (center bears North 65°52'00" West, long chord bears North 20°52'00" West 21.21 feet with a central angle of 90°00'00");
- thence North 65°52'00" West 48.52 feet;
- thence Northwest 126.88 feet along an arc of a 350.00 foot radius curve to the right (center bears North 24°08'00" East, long chord bears North 55°28'53" West 126.19 feet with a central angle of 20°46'15");
- thence North 45°05'45" West 121.84 feet;
- thence Northwest 57.64 feet along an arc of a 370.00 foot radius curve to the left (center bears South 44°54'15" West, long chord bears North 49°33'33" West 57.59 feet with a central angle of 08°55'35");
- thence North 54°01'21" West 91.77 feet;
- thence Northwest 102.03 feet along an arc of a 370.00 foot radius curve to the left (center bears South 35°58'39" West, long chord bears North 61°55'21" West 101.71 feet with a central angle of 15°48'01");
- thence North 69°49'22" West 245.76 feet;

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thence West 27.42 feet along an arc of a 450.00 foot radius curve to the right (center bears North 20°10'38" East, long chord bears North 68°04'36" West 27.42 feet with a central angle of 03°29'30");

thence North 66°19'51" West 139.66 feet;

thence North 64°14'38" West 205.94 feet;

thence North 23°25'47" East 10.01 feet to the Point of Beginning.

Together with:

Beginning at the northerly line of Sentieri Canyon Drive, said point being North 01°50'37" East 2,571.40 feet along the center section line and East 1,267.57 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 44°54'15" East 10.41 feet along the easterly line of Lot 1, Sentieri Canyon @ Divario;

thence Southeast 55.00 feet along an arc of a 450.00 foot radius curve to the right (center bears South 28°58'30" West, long chord bears South 57°31'25" East 54.96 feet with a central angle of 07°00'09");

thence South 54°01'21" East 91.77 feet;

thence Southeast 70.11 feet along an arc of a 450.00 foot radius curve to the right (center bears South 35°58'39" West, long chord bears South 49°33'33" East 70.04 feet with a central angle of 08°55'35");

thence South 45°05'45" East 121.84 feet;

thence Southeast 97.88 feet along an arc of a 270.00 foot radius curve to the left (center bears North 44°54'15" East, long chord bears South 55°28'53" East 97.35 feet with a central angle of 20°46'15");

thence South 65°52'00" East 48.52 feet;

thence East 10.95 feet along an arc of a 15.00 foot radius curve to the left (center bears North 24°08'00" East, long chord bears South 86°46'19" East 10.70 feet with a central angle of 41°48'37");

thence North 24°08'00" East 155.44 feet;

thence Northeast 843.18 feet along an arc of a 978.00 foot radius curve to the right (center bears South 65°52'00" East, long chord bears North 48°49'55" East 817.30 feet with a central angle of 49°23'50");

thence South 16°28'10" East 15.00 feet to the westerly line of Lago Vista Drive;

thence southerly the following (3) courses along said westerly line of Lago Vista Drive

thence Southwest 830.24 feet along an arc of a 963.00 foot radius curve to the left (center bears South 16°28'10" East, long chord bears South 48°49'55" West 804.77 feet with a central angle of 49°23'50");

thence South 24°08'00" West 144.26 feet;

thence West 39.27 feet along an arc of a 25.00 foot radius curve to the right (center bears North 65°52'00" West, long chord bears South 69°08'00" West 35.36 feet with a central angle of 90°00'00") to the northerly line of said Sentieri Vista Drive;

thence westerly the following (6) courses along said Sentieri Vista Drive;

thence North 65°52'00" West 48.52 feet;

thence Northwest 101.51 feet along an arc of a 280.00 foot radius curve to the right (center bears North 24°08'00" East, long chord bears North 55°28'53" West 100.95 feet with a central angle of 20°46'15");

thence North 45°05'45" West 121.84 feet;

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thence Northwest 68.55 feet along an arc of a 440.00 foot radius curve to the left (center bears South 44°54'15" West, long chord bears North 49°33'33" West 68.48 feet with a central angle of 08°55'35");

thence North 54°01'21" West 91.77 feet;

thence Northwest 56.63 feet along an arc of a 440.00 foot radius curve to the left (center bears South 35°58'39" West, long chord bears North 57°42'35" West 56.59 feet with a central angle of 07°22'28") to the Point of Beginning.

Together with:

Beginning at the easterly line of Lago Vista Drive, said point being North 01°50'37" East 2,164.79 feet along the center section line and East 1,716.92 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence northerly the following (2) courses along said easterly line of Lago Vista Drive;

thence North 24°08'00" East 254.26 feet;

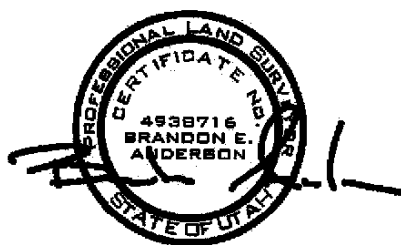
thence Northeast 784.33 feet along an arc of a 897.00 foot radius curve to the right (center bears South 65°52'00" East, long chord bears North 49°10'58" East 759.58 feet with a central angle of 50°05'57");

thence South 15°49'09" East 15.00 feet;

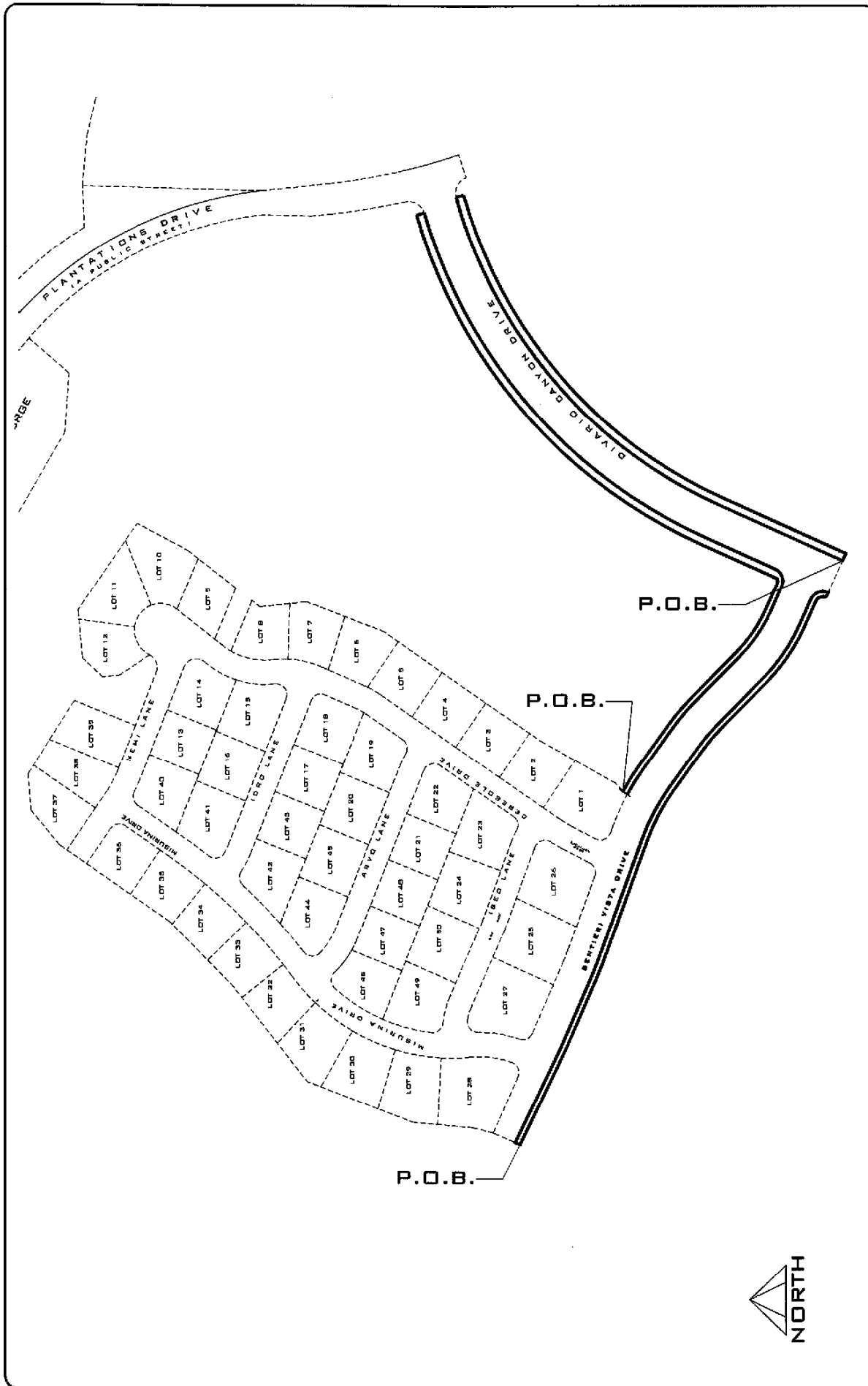
thence Southwest 771.23 feet along an arc of a 882.00 foot radius curve to the left (center bears South 15°46'00" East, long chord bears South 49°11'00" West 746.89 feet with a central angle of 50°06'00");

thence South 24°08'00" West 254.26 feet;

thence North 65°52'00" West 15.00 feet to the Point of Beginning.



June 19, 2019



DATE:	8/19/2019
JOB NO.:	1289-18-019
DRAWN BY:	B.E.A.
DESIGNED BY:	B.E.A.
SCALE:	1"=150'
DWG.:	SURVEY-18-001

DATE	REVISIONS

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 ASSOCIATES
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