

6

When Recorded Return To:  
Washington City  
111 North 100 East  
Washington, UT 84780

DOC # 20190043175

Easements Page 1 of 6  
Russell Shirts Washington County Recorder  
10/18/2019 09:13:37 AM Fee \$ 0.00  
By WASHINGTON CITY



Tax ID: W-2123

**PUBLIC UTILITY AND DRAINAGE EASEMENT**

That in consideration of Ten Dollars and other good and valuable consideration paid to Stephen E. Howcroft 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, its successors and assigns, a perpetual easement for public utilities and drainage improvements, to use, install, operate, maintain, repair, remove, relocate and replace public utilities and drainage facilities 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-1, B-2 and B-3 attached hereto and made a part hereof.*

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

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 17 day of October, 2019.

GRANTOR: Stephen E. Howcroft

STATE OF UTAH            )  
  ss.  
WASHINGTON COUNTY )

On the 17 day of October, 2019, personally appeared before me Stephen E. Howcroft, to me known to be the individuals described in and who executed the document annexed hereto and who executed the same in my presence or acknowledged said signature as a true and free act and deed, before me.

Notary Public





1453 S Dixie Drive, Suite 150

St. George, UT 84770

435-986-0100

EXHIBIT "A"

PUBLIC UTILITY AND DRAINAGE EASEMENT LEGAL DESCRIPTION'S

3 EASEMENT'S WHICH AFFECTS PARCEL NO. W-2123, WASHINGTON CITY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PU&DE NO. 1:

BEGINNING AT A POINT N 1°05'22" E 829.32 FEET ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°54'38" W 615.49 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 89°43'00" W 468.57 FEET; THENCE N 87°51'53" W 388.93 FEET; THENCE N 86°28'41" W 292.31 FEET; THENCE N 79°54'46" W 180.68 FEET; THENCE N 88°29'35" W 32.89 FEET; THENCE N 1°30'25" E 9.94 FEET; THENCE S 67°08'55" W 19.74 FEET; THENCE N 82°13'06" W 8.07 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF CHEROKEE SPRINGS RV PARK PHASE NO. 5, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 45°43'14" E 16.11 FEET ALONG SAID BOUNDARY LINE, AND ALONG A PORTION OF THE EASTERLY BOUNDARY LINE OF CHEROKEE SPRINGS RV PARK, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 67°08'55" E 14.00 FEET, TO A POINT ON THE SOUTH BOUNDARY LINE OF HORIZONS WEST PHASE 1 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°29'35" E 36.41 FEET ALONG SAID LINE; THENCE S 79°54'46" E 181.04 FEET; THENCE S 86°28'41" E 290.92 FEET; THENCE S 87°51'53" E 388.27 FEET; THENCE N 89°43'00" E 465.74 FEET, TO A ON THE WEST RIGHT-OF-WAY OF BELLA VISTA DRIVE, DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES, (1) S 0°17'09" E 17.81 FEET, (2) THENCE N 89°42'48" E 2.40 FEET, (3) THENCE S 0°17'12" E 2.19 FEET, TO THE POINT OF BEGINNING.

PU&DE NO. 2:

BEGINNING AT A POINT N 1°05'22" E 1380.68 FEET ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°18'27" W 513.17 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 1°12'10" W 493.04 FEET, TO THE POINT OF A 5.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 7.98 FEET THROUGH A CENTRAL ANGLE OF 91°29'22"; THENCE S 0°17'12" E 20.00 FEET TO A POINT ON A 25.00 RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 0°17'12" W; THENCE ALONG THE EAST RIGHT-OF WAY OF BELLA VISTA DRIVE, DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22", (2) THENCE N 1°12'10" E 492.86 FEET, TO THE SOUTHWEST CORNER OF LOT 2, DAN PROPERTIES SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 89°18'27" E 20.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2, TO THE POINT OF BEGINNING.



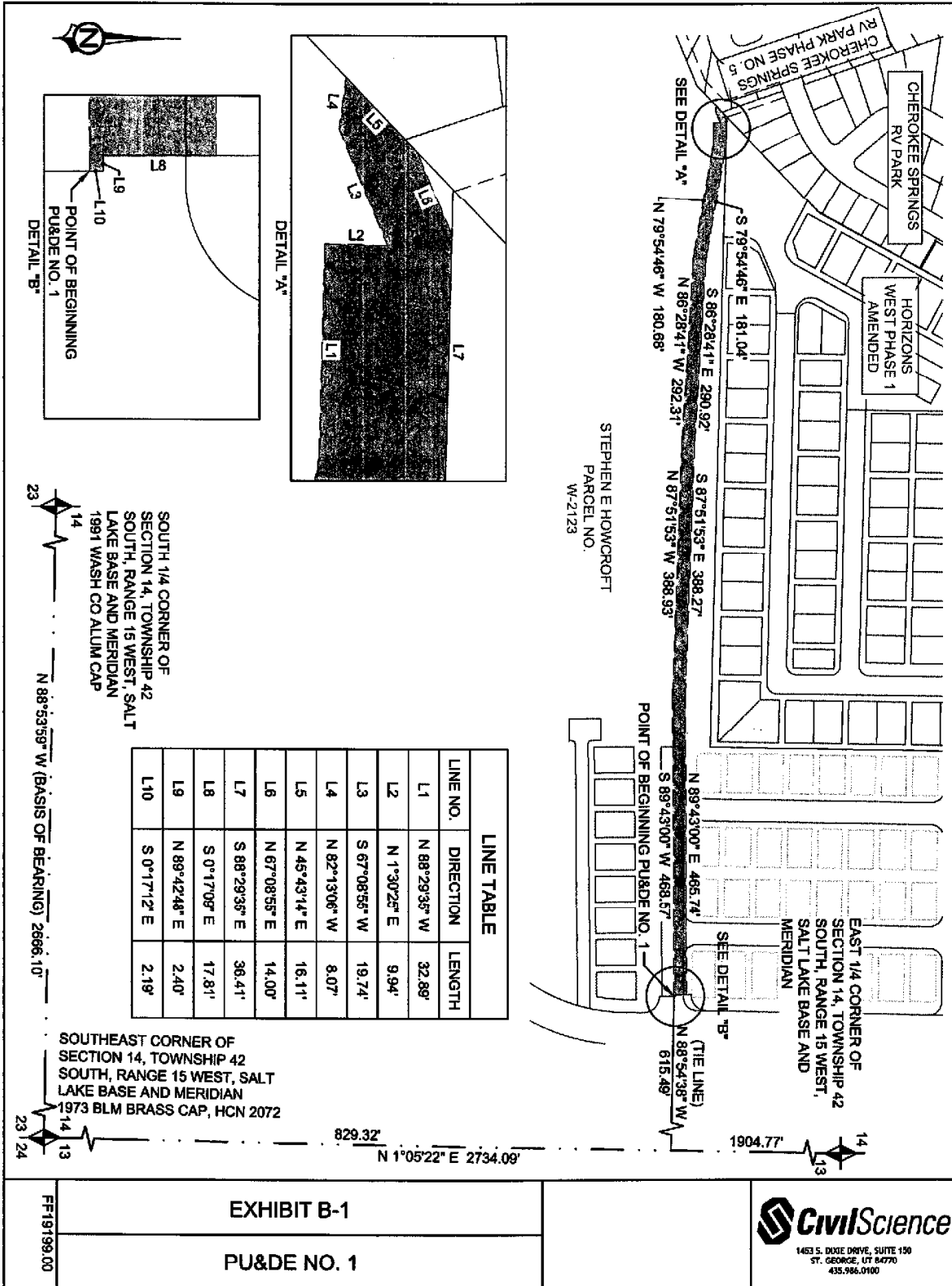
1453 S Dixie Drive, Suite 150

St. George, UT 84770

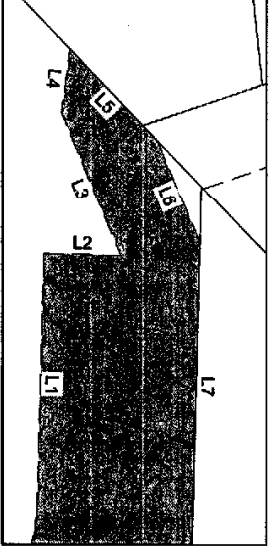
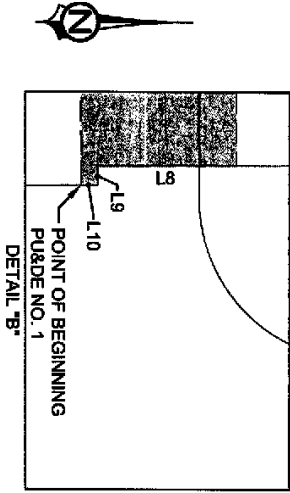
435-986-0100

**PU&DE NO. 3:**

BEGINNING AT A POINT N 1°05'22" E 621.99 FEET ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°54'38" W 2484.24 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 69°42'03" W 83.66 FEET; THENCE S 75°46'53" W 116.66 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF 300 EAST STREET; THENCE N 12°52'28" E 22.47 FEET ALONG SAID LINE; THENCE N 75°46'53" E 98.01 FEET; THENCE N 0°38'47" W 102.51 FEET, TO A POINT ON THE SOUTH BOUNDARY OF CHEROKEE SPRINGS RV PARK PHASE NO. 5, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 88°47'49" E 20.01 FEET ALONG SAID LINE; THENCE S 0°38'47" E 95.55 FEET; THENCE N 69°42'03" E 68.95 FEET; THENCE S 20°17'57" E 20.00 FEET, TO THE POINT OF BEGINNING.



LINE NO.	DIRECTION	LENGTH
L1	N 88°29'35\" W	32.89'
L2	N 1°30'25\" E	9.94'
L3	S 67°08'55\" W	19.74'
L4	N 82°13'06\" W	8.07'
L5	N 45°43'14\" E	16.11'
L6	N 67°08'55\" E	14.00'
L7	S 88°29'35\" E	36.41'
L8	S 0°17'09\" E	17.81'
L9	N 89°42'48\" E	2.40'
L10	S 0°17'12\" E	2.19'



SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN 1991 WASH CO ALUM CAP

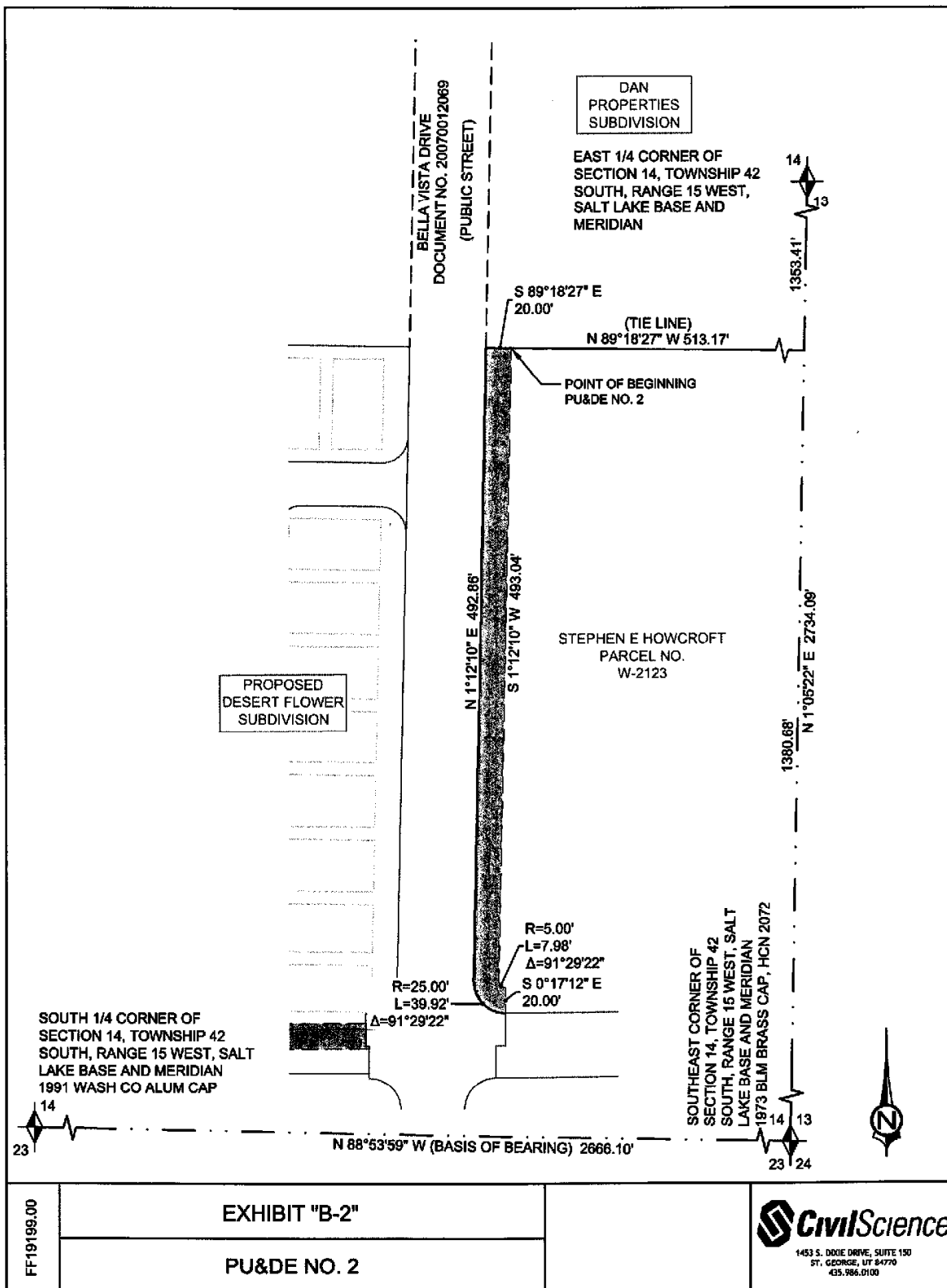
N 88°53'59\" W (BASIS OF BEARING) 2666.10'

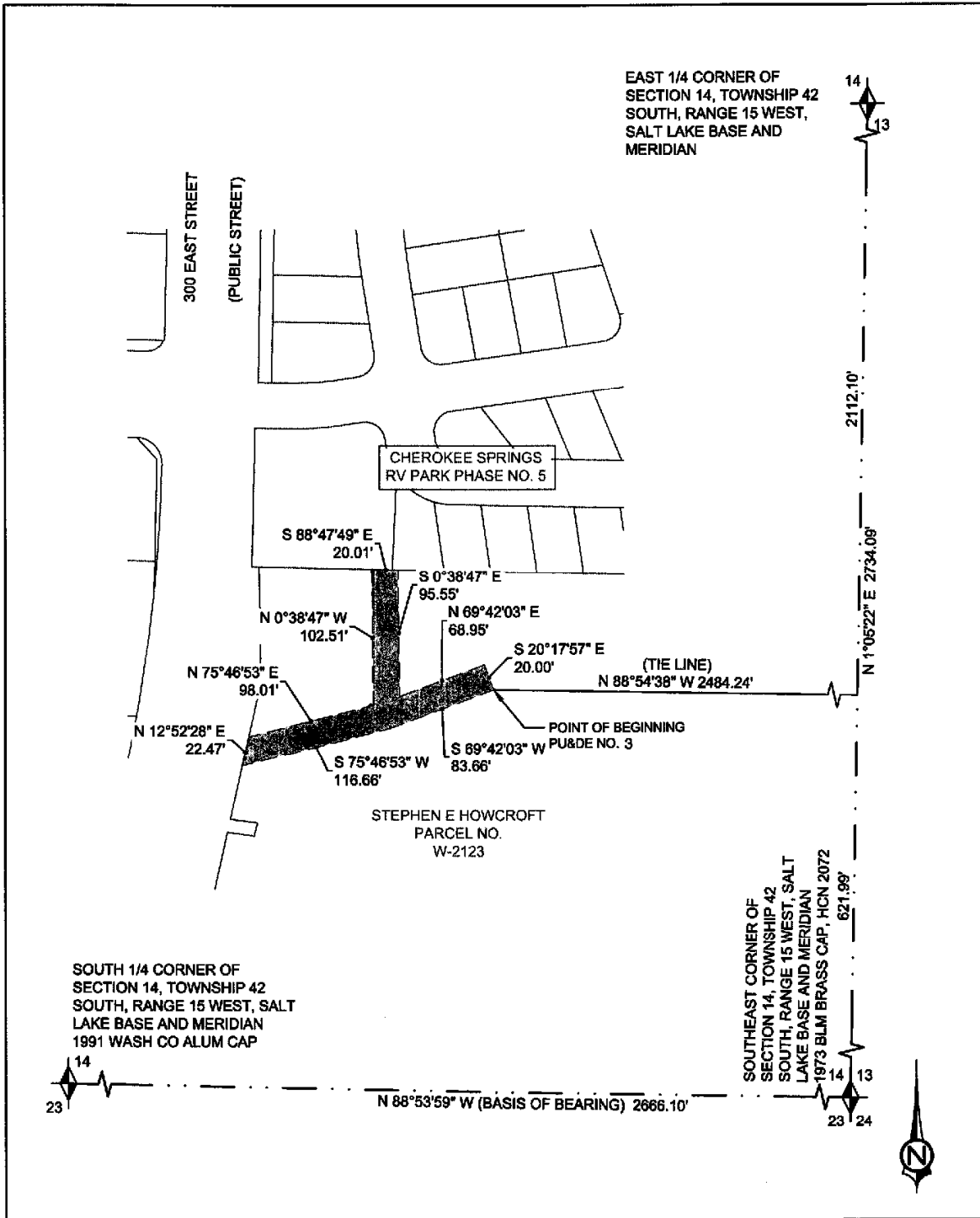
SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN 1973 BLM BRASS CAP, HCN 2072


N 1°05'22\" E 2734.09'

FF19199.00

EXHIBIT B-1  
 PU&DE NO. 1





FF-19199.00	EXHIBIT "B-3"	 1453 S. DIXIE DRIVE, SUITE 150 ST. GEORGE, UT 84770 435.986.0100
	PU&DE NO. 3	