

When Recorded return to:
Ash Creek Special Service District
1350 S. Sand Hollow Rd.
Hurricane, UT 84737

DOC # 20200022039

Easements Page 1 of 4
Russell Shirts Washington County Recorder
05/05/2020 09:37:38 AM Fee \$ 0.00
By ASHCREEK SPECIAL SERVICE DISTRICT



RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to T Storage, LLC, hereinafter referred to as GRANTORS, by ASH CREEK SPECIAL SERVICE DISTRICT, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant unto the GRANTEE, its successors and assigns, a construction easement and a perpetual easement (collectively referred to as "the easements") as hereinafter described over, across, under and through certain land of the GRANTORS, to construct, reconstruct, install, replace, remove, repair and maintain an underground sewer pipeline or pipelines, together with the right of ingress and egress through any adjacent lands of the GRANTORS, in Washington County, State of Utah, and more particularly as follows:

Parcel H-4-1-36-240

The construction easement shall be twenty (20) feet in width, ten (10) feet on each side of the centerline as hereinafter described, granted for the time of original installation of the facilities to be described herein. The perpetual easement shall be twenty (20) feet in width, ten (10) feet on each side of the centerline as hereinafter described. The facilities shall be constructed within this easement. See Sewer Line Easement Exhibit.

The centerline for the construction and perpetual easement granted hereby shall be as follows:

See Exhibit A Easement Boundary Description

GRANTORS hereby grant to GRANTEE the temporary use of such adjacent land of GRANTORS as is necessary to install the facilities provided for under the terms of the easement granted herein.

It is further understood and agreed that no other easement or easements shall be granted on, under, or over said strip of land by the GRANTORS to any person, firm or corporation without the previous written consent of said GRANTEE.

GRANTORS, and their successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without prior written consent of GRANTEE.

GRANTORS, their successors and assigns further agree that no building, fences, walls or other structures of any kind shall be installed, constructed, erected, placed, or maintained in any portion of the easement, and that no trees, shrubs or other plants or vegetation shall be placed, planted or maintained in the portion of easement and right-of-way, and that no changes in the alignment or grading of any such road will be made without prior written consent of the GRANTEE.

GRANTEE shall reasonably restore the surface area of the easement as nearly as practical to its original condition, and shall maintain the easement area in good repair so that no damage or injury from the activities of GRANTEE shall result to the property of GRANTORS.

GRANTORS shall have the right to utilize the surface area of the easement for any legal purpose deemed necessary or desirable as long as such use does not unreasonably interfere with the rights granted herein to GRANTEE.

The GRANT and other terms and conditions of this Right of Way Easement shall constitute a covenant running with the land and shall inure to the benefit of GRANTEE, GRANTORS, their heirs, successors and assigns.

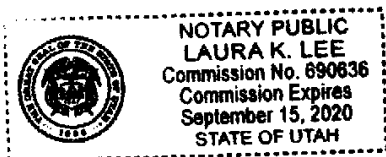
IN WITNESS WHEREOF, GRANTORS have executed this instrument this 1 day of April, 2020.

GRANTOR(S):

Donald M. Stratten

STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

On the 1st day of April, 2020, personally appeared before me Donald M. Stratten, who being duly sworn, did say that he/she/they executed the within and foregoing instrument for the reasons stated therein.



Laura K Lee
NOTARY PUBLIC

EXHIBIT A - EASEMENT BOUNDARY DESCRIPTION

BEGINNING AT A POINT N89°39'01"W, 1517.13 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 36, T41S, R14W, SLB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK VIEW DRIVE, A PUBLIC ROADWAY, RUNNING THENCE S12°39'40"W, 138.15 FEET; THENCE S18°59'59"W, 311.00 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF T STORAGE, LLC PROPERTY AS DESCRIBED IN DOCUMENT NO. 20130028105 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N89°01'26"W, 21.03 FEET ALONG SAID SOUTH LINE; THENCE N18°59'59"E, 316.40 FEET; THENCE N12°39'40"E, 102.11 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK VIEW DRIVE, SAID POINT ALSO BEING ON A 329.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N44°02'27"W; THENCE NORTHEASTERLY 40.28 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 7°00'53" TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
 I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7654 IN ACCORDANCE WITH TITLE 98, CHAPTER 22, OF THE PROFESSIONAL CODE OF OCCUPATIONS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE LOCATION OF THE HEREON PROPOSED AND DESCRIBED SEWER LINE EASEMENT AND HAVE VERIFIED MEASUREMENTS AND SET/FOUND MONUMENTS AS SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

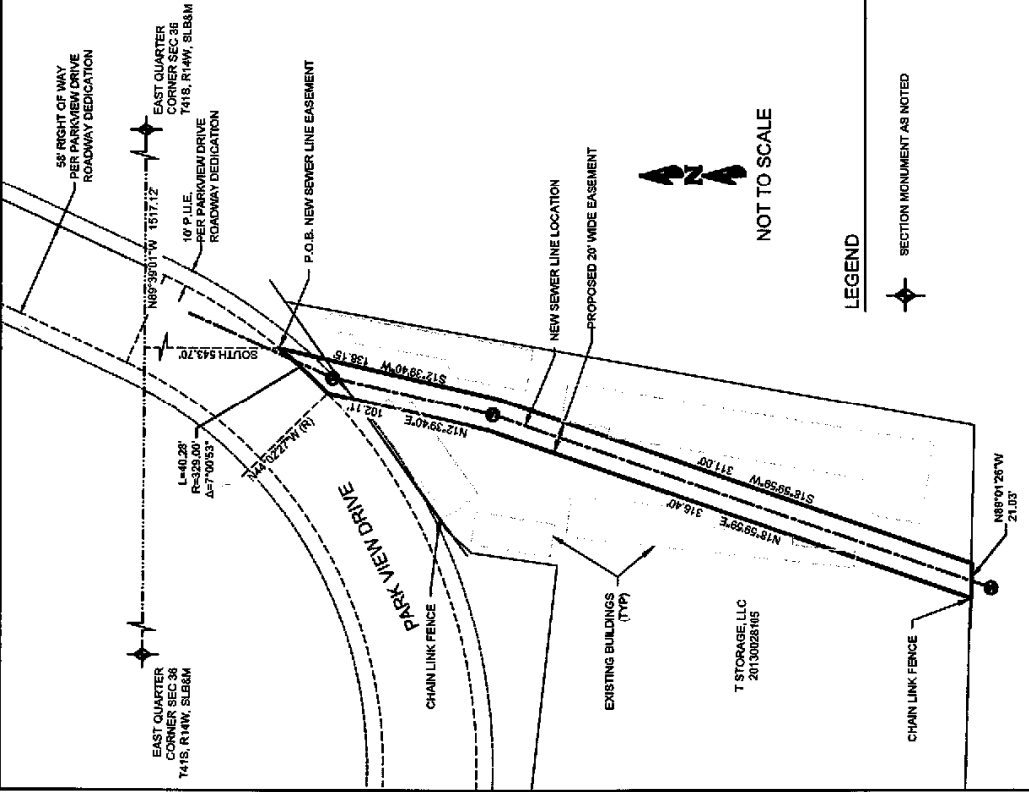


EASEMENT BOUNDARY DESCRIPTION
 BEGINNING AT A POINT N89°39'01"W, 1517.13 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 36, T41S, R14W, SLEB&M, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SECTION 36, T41S, R14W, SLEB&M, 138.18 FEET; THENCE S18°59'59"W, 311.00 FEET MORE OR LESS TO A POINT ON THE SOUTHLINE OF T STORAGE, LLC PROPERTY AS DESCRIBED IN DOCUMENT NO. 20130028105 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N89°01'28"W, 21.03 FEET ALONG SAID SOUTH LINE; THENCE N18°59'39"E, 316.40 FEET; THENCE N18°59'39"E TO A POINT ON SAID SOUTHLINE OF T STORAGE, LLC PROPERTY; THENCE N18°59'39"E, 316.40 FEET ALONG SAID SOUTHLINE OF T STORAGE, LLC PROPERTY TO A POINT BEARING N44°02'27"W; THENCE NORTHEASTERLY 40.28 FEET ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 7°09'53" TO THE POINT OF BEGINNING.

NARRATIVE
 THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE ABOVE DESCRIBED EASEMENT BOUNDARY TO THE T STORAGE, LLC PROPERTY DESCRIBED IN DOCUMENT NO. 20130028105, THE DESCRIBED EASEMENT BEING FOR THE INSTALLATION OF A SEWER LINE. THE BASIS OF BEARING FOR THE HEREON EASEMENT BOUNDARY DESCRIPTION IS N89°39'01"W ALONG THE CENTER SECTION LINE BETWEEN THE EAST QUARTER CORNER AND WEST QUARTER CORNER OF SECTION 36, T41S, R14W, SLEB&M ESTABLISHED FROM RECORD INFORMATION CONTAINED ON RECORDED PLATS FOR PARK VIEW SUBDIVISION, 3400 WEST ROADWAY DEDICATION AND PARK VIEW DRIVE ROADWAY DEDICATION.

SEWER LINE EASEMENT EXHIBIT

PREPARED BY: R&B SURVEYING 257 PRICKLEY PEAR DRIVE WASHINGTON, UTAH 84780 PHONE: 435-673-2918
LOCATION: SE 1/4 SEC. 36, T41S, R14W, SLEB&M
COMPLETED: MARCH 21, 2020
REQUESTED BY: SUNRISE ENGINEERING/STEVE HALL



NOT TO SCALE

LEGEND

SECTION MONUMENT AS NOTED