

DOC # 20200033166

Easements Page 1 of 7  
Russell Shirts Washington County Recorder  
06/30/2020 11:22:57 AM Fee \$ 0.00  
By ST GEORGE CITY



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

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 municipal 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 4<sup>th</sup> day of MARCH, 2020.




**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.

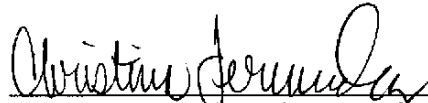
DATED this 17<sup>th</sup> day of June, 2020.

CITY OF ST. GEORGE

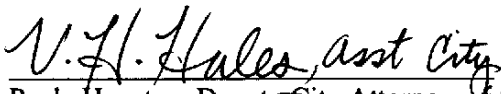
  
Jonathan T. Pike, Mayor



ATTEST:

  
Christina Fernandez, City Recorder

Approved as to form:

  
Paula Houston, Deputy City Attorney 8/17/20

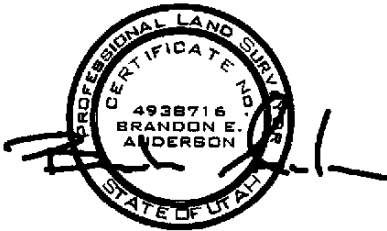


**Exhibit "A"**

**Easement A:**

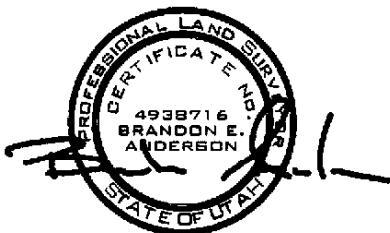
Beginning at the northeasterly line of Varano Vista at Divario Phase 1, said point being South 88°32'37" East 2324.46 feet along the section line and North 1794.00 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 50°57'41" West 30.00 feet along said northeasterly line;;  
thence North 38°47'30" East 256.53 feet;  
thence North 28°29'19" East 66.07 feet;  
thence North 38°48'32" East 166.76 feet;  
thence North 28°34'20" East 357.29 feet;  
thence Northwest 306.09 feet along an arc of a 1,180.00 foot radius curve to the right (center bears North 47°07'27" East, long chord bears North 35°26'40" West 305.24 feet with a central angle of 14°51'46");  
thence South 67°57'39" West 57.59 feet;  
thence North 22°02'21" West 25.00 feet;  
thence North 67°57'39" East 55.25 feet;  
thence Northwest 164.18 feet along an arc of a 1,180.00 foot radius curve to the right (center bears North 63°12'22" East, long chord bears North 22°48'28" West 164.05 feet with a central angle of 07°58'19") to Plantations Drive;  
thence North 71°11'45" East 30.00 feet along said Plantations Drive;  
thence Southeast 504.29 feet along an arc of a 1,150.00 foot radius curve to the left (center bears North 71°10'40" East, long chord bears South 31°23'05" East 500.26 feet with a central angle of 25°07'30");  
thence South 28°34'20" West 381.77 feet;  
thence South 38°48'32" West 169.45 feet;  
thence South 28°29'14" West 66.06 feet;  
thence South 38°47'30" West 256.66 feet to the Point of Beginning.

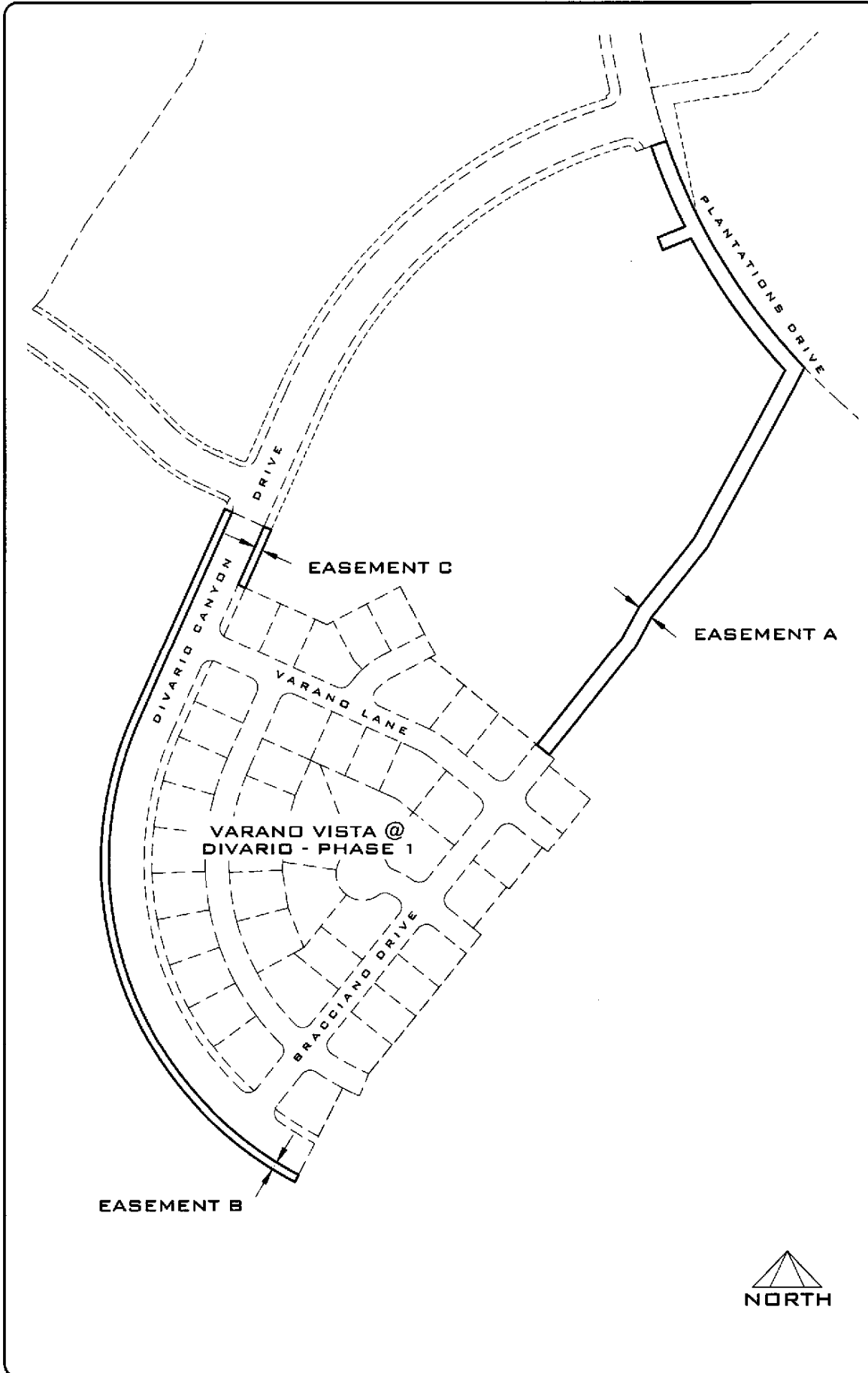


March 3, 2020

ROSENBERG  ASSOCIATES™  
CIVIL ENGINEERS LAND SURVEYORS



February 4, 2020



DATE:	12/03/2019
JOB NO.:	1266-18-021
DRAWN BY:	S.E.A.
DESIGNED BY:	S.E.A.
SCALE:	1"=250'
DWG:	SURVY-PLC-EXHIBIT
DATE	
REVISIONS	

**ROSENBERG**  
ASSOCIATES  
CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE  
DRIVE, SUITE A-2 ST.  
GEORGE, UTAH 84750  
PH (435) 673-8586  
FX (435) 673-8597  
WWW.RACVL.COM

# EXHIBIT MAP



SHEET  
**1**  
OF 1 SHEETS



**Exhibit "A"**

***Easement B:***

Beginning at the southerly corner of Varano Vista at Divario Phase 1, said point being South 88°32'37" East 1,852.28 feet along the section line and North 993.05 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 27°24'14" West 15.00 feet;

thence North 1,023.27 feet along an arc of a 676.00 foot radius curve to the right (center bears North 27°24'14" East, long chord bears North 19°13'53" West 928.34 feet with a central angle of 86°43'46");

thence North 24°08'00" East 424.72 feet;

thence South 65°52'00" East 15.00 feet to the northerly corner of said Varano Vista at Divario Phase 1;

thence southerly the following (2) courses along the westerly line of said Varano Vista at Divario Phase 1;

thence South 24°08'00" West 424.72 feet;

thence South 1,000.56 feet along an arc of a 661.00 foot radius curve to the left (center bears South 65°52'00" East, long chord bears South 19°13'53" East 907.74 feet with a central angle of 86°43'46") to the Point of Beginning

Together with:

***Easement C:***

Beginning at a point on the northerly line of Varano Vista at Divario Phase 1, said point being South 88°32'37" East 1,738.36 feet along the section line and North 2,098.98 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 24°08'00" East 119.30 feet along the line of said Varano Vista at Divario Phase 1;

thence South 65°52'00" East 15.00 feet;

thence South 24°08'00" West 119.30 feet to the northerly line of Varano Vista at Divario Phase 1;

thence North 65°52'00" West 15.00 feet along said northerly line of Varano Vista at Divario Phase 1 to the Point of Beginning.