

WHEN RECORDED, MAIL TO:

MST 150, LLC
2161 E Coyote Springs Dr
St. George, UT 84790
MTC File No. 299761

DECLARATION OF TEMPORARY ACCESS EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, MST 150, LLC, a Utah limited liability company ("Grantor/Owner"), does hereby declare the following easement which shall benefit and encumber the respective property as set forth herein.

1. The Owner owns certain real property located in Washington County, Utah more particularly described as (the "Property")

See attached Exhibit A

2. The Owner hereby grants a temporary, non-exclusive easement for the purpose of access, ingress and egress across and over the area within the Property, more particularly described as follows (the "Easement"):

See attached Exhibit B.

3. The purpose and intent of this easement is to grant continuous access from the existing right of way described on Exhibit C attached hereto to any and all portions of the Property not included within the Easement.

4. The Easement shall be a temporary easement and shall terminate automatically without further action upon the recording of a subdivision plat on the Property.

4. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

In witness whereof, the Grantor has executed this instrument this 14 day of January, 2021.

GRANTOR:

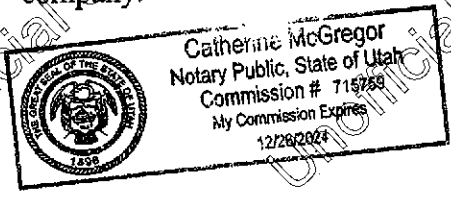
MST 150, LLC, a Utah limited liability company



Name: TODD SMITH

Title: _____

STATE OF UTAH)
 : ss.)
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 14 day of January, 2021 by TODD SMITH the MANAGER of MST 150, LLC, a Utah limited liability company.




NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°03'05" EAST ALONG THE QUARTER SECTION LINE 1617.16 FEET; THENCE SOUTH 89°15'33" EAST 344.51 FEET; THENCE NORTH 00°44'27" EAST 410.00 FEET; THENCE SOUTH 89°15'33" EAST 97.71 FEET; THENCE NORTHWESTERLY ALONG A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 21°35'33" WEST A DISTANCE OF 76.01 FEET), CENTER POINT LIES SOUTH 86°06'31" WEST THROUGH A CENTRAL ANGLE OF 35°34'07", A DISTANCE OF 77.24 FEET; THENCE NORTHWESTERLY ALONG A 175.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 30°25'09" WEST A DISTANCE OF 53.99 FEET), CENTER POINT LIES NORTH 50°42'23" EAST THROUGH A CENTRAL ANGLE OF 17°44'56", A DISTANCE OF 54.21 FEET; THENCE EASTERLY ALONG A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 77°36'40" EAST A DISTANCE OF 331.19 FEET), CENTER POINT LIES SOUTH 25°30'00" EAST THROUGH A CENTRAL ANGLE OF 26°13'21", A DISTANCE OF 334.10 FEET; THENCE SOUTH 89°16'40" EAST 741.71 FEET; THENCE SOUTH 00°44'33" WEST 360.67 FEET; THENCE SOUTHERLY ALONG A 150.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 18°45'05" EAST A DISTANCE OF 100.11 FEET), CENTER POINT LIES SOUTH 89°15'27" EAST THROUGH A CENTRAL ANGLE OF 38°59'16", A DISTANCE OF 102.07 FEET; THENCE SOUTH 38°14'43" EAST 199.23 FEET; THENCE SOUTH 51°45'17" WEST 224.14 FEET; THENCE SOUTHWESTERLY ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 26°14'52" WEST A DISTANCE OF 232.53 FEET), CENTER POINT LIES SOUTH 38°14'43" EAST THROUGH A CENTRAL ANGLE OF 51°00'49", A DISTANCE OF 240.40 FEET; THENCE SOUTH 00°44'27" WEST 220.84 FEET; THENCE SOUTH 89°15'33" EAST 215.42 FEET; THENCE SOUTH 57°27'54" EAST 191.46 FEET; THENCE SOUTH 36°02'25" WEST 109.36 FEET; THENCE SOUTH 30°12'35" WEST 141.58 FEET; THENCE SOUTH 27°46'11" WEST 105.95 FEET; THENCE SOUTH 33°47'59" WEST 161.96 FEET; THENCE SOUTH 30°38'20" WEST 217.47 FEET; THENCE SOUTH 40°36'34" WEST 210.52 FEET; THENCE SOUTH 43°32'30" WEST 204.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE NORTH 88°55'08" WEST ALONG SAID LINE 1069.15 FEET, TO THE POINT OF BEGINNING.

Tax ID No. W-5-3-2-2111

Declaration of Temporary Easement

**EXHIBIT B
LEGAL DESCRIPTION OF EASEMENT**

THE EASTERLY 60 FEET OF THE PARCEL DESCRIBED BELOW (MORE OF LESS FOR PROVIDING THE PURPOSE OF THE ACCESS AS STATED HEREIN):

BEGINNING AT A POINT THAT LIES SOUTH 01°03'08" WEST ALONG THE SECTION LINE 1046.09 FEET AND DUE WEST 1050.47 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING SOUTH 51°45'17" WEST 224.14 FEET; THENCE SOUTHWESTERLY ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 26°14'52" WEST A DISTANCE OF 232.53 FEET), CENTER POINT LIES SOUTH 38°14'43" EAST THROUGH A CENTRAL ANGLE OF 51°00'49", A DISTANCE OF 240.40 FEET; THENCE SOUTH 00°44'27" WEST 220.84 FEET; THENCE NORTH 89°15'33" WEST 30.00 FEET; THENCE SOUTH 00°44'27" WEST 10.35 FEET; THENCE SOUTHERLY ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 13°36'51" WEST A DISTANCE OF 178.24 FEET), CENTER POINT LIES NORTH 89°15'33" WEST THROUGH A CENTRAL ANGLE OF 25°44'47", A DISTANCE OF 179.74 FEET; THENCE NORTH 63°30'45" WEST 45.00 FEET; THENCE NORTH 89°15'33" WEST 621.15 FEET; THENCE NORTH 00°44'27" EAST 100.00 FEET; THENCE NORTH 00°44'27" EAST 152.10 FEET; THENCE NORTH 89°15'33" WEST 110.00 FEET; THENCE NORTH 89°15'33" WEST 50.00 FEET; THENCE NORTH 89°15'33" WEST 111.25 FEET; THENCE NORTH 00°44'27" EAST 102.10 FEET; THENCE NORTH 89°15'33" WEST 24.66 FEET; THENCE NORTH 00°43'12" EAST 296.00 FEET; THENCE SOUTH 89°15'33" EAST 13.40 FEET; THENCE NORTH 00°44'27" EAST 94.00 FEET; THENCE SOUTH 89°15'33" EAST 24.51 FEET; THENCE SOUTH 89°17'27" EAST 98.12 FEET; THENCE NORTH 00°44'27" EAST 3.95 FEET; THENCE SOUTH 89°15'33" EAST 778.85 FEET; THENCE SOUTHEASTERLY ALONG A 430.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 35°48'50" EAST A DISTANCE OF 134.23 FEET), CENTER POINT LIES NORTH 63°09'55" EAST THROUGH A CENTRAL ANGLE OF 17°57'30", A DISTANCE OF 134.78 FEET; THENCE SOUTH 44°47'35" EAST 50.87 FEET; THENCE NORTHEASTERLY ALONG A 345.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 45°55'53" EAST A DISTANCE OF 68.69 FEET), CENTER POINT LIES SOUTH 49°46'54" EAST THROUGH A CENTRAL ANGLE OF 11°25'34", A DISTANCE OF 68.80 FEET; THENCE NORTH 51°45'17" EAST 224.80 FEET; THENCE SOUTH 38°14'43" EAST 75.00 FEET TO THE POINT OF BEGINNING.

A portion of Tax ID No. W-5-3-2-2111

Declaration of Temporary Easement

EXHIBIT C
LEGAL DESCRIPTION OF EXISTING RIGHT OF WAY

A 60 FOOT RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 01°03'03" WEST ALONG THE SECTION LINE 154.33 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 72°27'57" EAST 109.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON FIELDS ROAD, THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 17°09'54" EAST 72.62 FEET AND 2) SOUTHERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 17°04'02" EAST A DISTANCE OF 2.38 FEET), CENTER POINT LIES SOUTH 72°50'06" WEST THROUGH A CENTRAL ANGLE OF 00°11'45", A DISTANCE OF 2.38 FEET; THENCE SOUTH 72°27'57" WEST 391.65 FEET; THENCE SOUTHWESTERLY ALONG A 420.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 54°26'45" WEST A DISTANCE OF 259.85 FEET), CENTER POINT LIES SOUTH 17°32'03" EAST THROUGH A CENTRAL ANGLE OF 36°02'24", A DISTANCE OF 264.19 FEET; THENCE SOUTH 36°25'33" WEST 237.49 FEET; THENCE SOUTHWESTERLY ALONG A 530.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°05'25" WEST A DISTANCE OF 141.37 FEET), CENTER POINT LIES NORTH 53°34'27" WEST THROUGH A CENTRAL ANGLE OF 15°19'44", A DISTANCE OF 141.80 FEET; THENCE SOUTH 51°45'17" WEST 469.93 FEET; THENCE NORTH 38°14'43" WEST 75.00 FEET; THENCE NORTH 51°45'17" EAST 469.93 FEET; THENCE NORTHEASTERLY ALONG A 455.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 44°05'25" EAST A DISTANCE OF 121.37 FEET), CENTER POINT LIES NORTH 38°14'43" WEST THROUGH A CENTRAL ANGLE OF 15°19'44", A DISTANCE OF 121.73 FEET; THENCE NORTH 36°25'33" EAST 237.49 FEET; THENCE NORTHEASTERLY ALONG A 495.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 54°26'45" EAST A DISTANCE OF 306.26 FEET), CENTER POINT LIES SOUTH 53°34'27" EAST THROUGH A CENTRAL ANGLE OF 36°02'24", A DISTANCE OF 311.36 FEET; THENCE NORTH 72°27'57" EAST 282.72 FEET, TO THE POINT OF BEGINNING.

Declaration of Temporary Easement