

4

DOC # 20210079152

Easements Page 1 of 4  
Gary Christensen Washington County Recorder  
12/16/2021 11:23:38 AM Fee \$ 0.00  
By WASHINGTON COUNTY WATER CONSERV DIST



WHEN RECORDED RETURN TO:  
Washington County Water Conservancy District  
533 East Waterworks Dr.  
St. George, Utah 84770

Space Above This Line for Recorder's Use

Serial No. H-33527C

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this 16<sup>th</sup> day of December 2021, by Jonathan W. Zundel, (the "Grantor"), in favor of the WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, ("Grantee"), Grantor and Grantee hereinafter jointly referred to as the "Parties."

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property more particularly described in *Exhibit A* attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee has established a water impact fee ("IMPACT FEE") which is required to be paid prior to issuance of a building permit; and

WHEREAS, Grantor desires to limit the use of water for outside irrigation on the Property and thereby avoid payment of the IMPACT FEE for areas over 5,000 square feet on the Property; and

WHEREAS, Grantee is willing to waive a portion of the IMPACT FEE owed and limit the amount paid per lot to the amount applicable to one equivalent residential unit as set forth in the Grantee's Impact Fee Facilities Plan ("IFFP"), subject to the conditions set forth herein; and

WHEREAS, Grantor intends, as owner of the property, to convey to Grantee the right to ensure that water used for outside irrigation is limited as set forth herein or, if such water use is not limited, to collect the IMPACT FEE which would otherwise have been owed.

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, including the mutual covenants, terms, conditions, and restrictions contained herein, the Grantor does hereby voluntarily grant and convey to Grantee a water conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

1. **Purpose.** The purposes of this Easement are to ensure that water used for outside irrigation on the Property is limited as set forth herein or, if such water use is not limited, to allow the Grantee to collect the IMPACT FEE which would otherwise have been owed. Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with this Easement and the provisions of this Easement. The Grantor executes this Easement to be recorded and which shall be an encumbrance upon the Property.

2. **Rights of Grantee.** To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

(a) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor and Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property;

(b) To remedy any violation of this Easement as set forth below.

3. **City Ordinances.** The Grantor agrees to comply with any ordinance passed by the City which applies to the lot described in Exhibit A restricting outside irrigation or imposing water conservation rates, even if subsequently passed and retroactively effective.

4. **Prohibited Uses.** Any activity which increases the total area of landscaping requiring irrigation on the Property to more than five thousand (5,000) square feet is prohibited.

5. **Reserved Rights.** Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein.

6. **General Provisions.**

(a) **Duration of Easement.** This easement shall continue in perpetuity.

(b) **Successors.** The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

7. **Violations and Remedies.** Grantee may enforce the terms and conditions of this Easement as follows:

(a) **Remedies.** If Grantee believes that Grantor is in violation of the terms of this easement or that a violation is threatened, Grantee shall give written notice to Grantor of the alleged violation and request corrective action. Grantor and Grantee agree to endeavor in good

faith to resolve any dispute regarding any alleged violation of the easement. If Grantor and Grantee are unable to resolve a dispute regarding an alleged violation within 45 days from Grantor's receipt of written notice, Grantor shall pay to Grantee the IMPACT FEE owed in that year for every square foot of the lot in excess of 10,000 (for example, if the lot is 12,000 square feet, the impact fee would be owed for an additional 2,000 square feet).

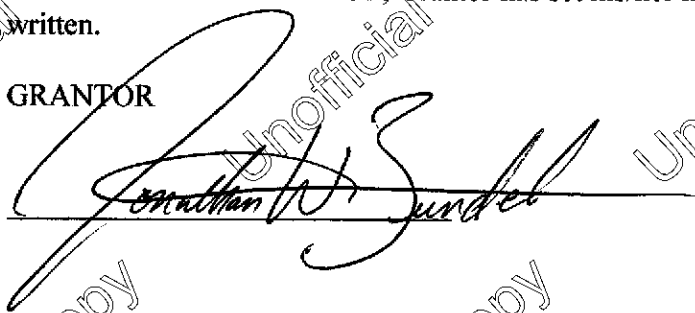
(b) **Costs of Enforcement.** The parties shall bear their own costs, including attorney's fees, in any action brought with respect to this easement.

(c) **Waiver.** The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

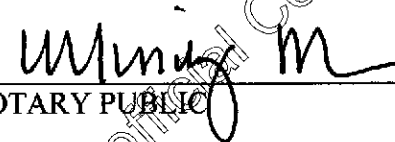
IN WITNESS WHEREOF, Grantor has set his/her hands on the day and year first above written.

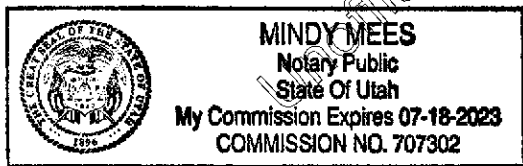
GRANTOR



STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On the 16 day of December, 20 21 personally appeared before me, Jonathan W. Zundel, and acknowledged to me that he/she executed the foregoing instrument.

  
NOTARY PUBLIC



**Account 0356231**

Location

Account Number 0356231  
 Parcel Number H-3352-C  
 Tax District 03 - Hurricane City  
 Acres 5.00  
 Situs 0, 0  
 Legal S: 16 T: 42S R: 13W N1/2 N1/2 S1/2 SE1/4  
 NW1/4 SEC 16 T42S R13W. LESS: E 1 RD  
 Parent Accounts 0162647  
 Parent Parcels 3352  
 Child Accounts  
 Child Parcels  
 Sibling Accounts  
 Sibling Parcels

Owner

Name ZUNDEL JONATHAN W  
 2357 E 350 N  
 SAINT GEORGE, UT 84790

Value

Market (2021) \$180,000  
 Taxable \$1,710  
 Tax Area: 03 Tax Rate:  
 0.009782  
 Type Actual Assessed Acres  
 Farm  
 Land \$180,000 \$1,710 5.000  
 FAA

Transfers

Entry Number

Recording Date

00288279  
00496528  
00498128  
00879700  
00886918  
00993567  
20060022823  
20060058672  
20060058673  
20090048182  
20100006647  
20100006648  
20100043974  
20110000235  
20210078637

01/30/1986 03:27:00 AM  
04/03/1995 04:33:00 PM  
04/24/1995 12:14:00 PM  
05/14/2004 04:59:00 PM  
06/25/2004 03:38:00 PM  
12/23/2005 03:51:00 PM  
05/31/2006 02:14:36 PM  
12/19/2006 10:52:53 AM  
12/19/2006 10:52:53 AM  
12/22/2009 03:58:25 PM  
03/01/2010 04:23:46 PM  
03/01/2010 04:23:46 PM  
12/30/2010 10:52:48 AM  
01/04/2011 09:18:39 AM  
12/14/2021 08:25:50 AM


B: 401 P: 237  
B: 897 P: 807  
B: 902 P: 188  
B: 1638 P: 1393  
B: 1649 P: 1964  
B: 1828 P: 743

"Tax"

Images

Tax Year

Taxes

Tax Year	Taxes	Images
2021	\$16.73	
2020	\$17.79	