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DOC # 20210080217

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

Easements Page 1 of 6
Gary Christensen Washington County Recorder
12/21/2021 01:03:30 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-6-2-27-428, SG-6-2-34-411
SG-6-2-27-330, SG-6-2-34-1003
SG-6-2-27-236, SG-6-2-34-1008
SG-6-2-28-2110

MUNICIPAL UTILITY & CITY TRAIL 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 utilities; 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" and Exhibit "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 22 day of November, 2021.

GRANTOR: St. GEORGE, 730 LLC, a Nevada Limited Liability Company

[Signature]

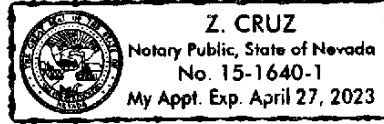
Name (Print) MARK A. SCHNIPPEL

Manger Nevada ^{zc}

STATE OF UTAH)
Clark ^{zc}) ss.

COUNTY OF WASHINGTON)

On the 22nd day of November 2021, before me, Z. CRUZ, a notary public, personally appeared Mark A. Schnippel proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same voluntarily for its stated purpose.



[Signature]
Notary Public

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 16 day of December, 2021.

CITY OF ST. GEORGE

[Signature]
Michele Randal, Mayor

ATTEST:

[Signature]
Christina Fernandez, City Recorder



APPROVED AS TO FORM:

[Signature]
Collin Simonsen, Assistant City Attorney



Exhibit "A"

Beginning at a point on the southerly corner of Sentieri Canyon at Divario, said point being North 01°50'37" East 216.38 feet along the center section line and East 2,409.50 feet from the Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence beginning at a curve to the left, of which the radius point lies North 71°11'47" East, a radial distance of 1,195.00 feet; thence Southeast along the arc, through a central angle of 29°46'41", a distance of 621.07 feet;

thence South 48°34'55" East 1,997.56 feet;

thence Southeast 536.67 feet along an arc of a 955.00 foot radius curve to the right (center bears South 41°25'05" West, long chord bears South 32°28'59" East 529.63 feet with a central angle of 32°11'52");

thence Southeast 1,042.70 feet along an arc of a 1,295.00 foot radius curve to the left (center bears North 73°36'57" East, long chord bears South 39°27'02" East 1,014.76 feet with a central angle of 46°07'59");

thence Southeast 212.33 feet along an arc of a 955.00 foot radius curve to the right (center bears South 27°28'58" West, long chord bears South 56°08'52" East 211.89 feet with a central angle of 12°44'20");

thence South 49°46'43" East 329.09 feet;

thence South 45°57'52" East 182.80 feet;

thence Southeast 168.91 feet along an arc of a 1,443.00 foot radius curve to the right (center bears South 41°04'27" West, long chord bears South 45°34'21" East 168.82 feet with a central angle of 06°42'25");

thence South 45.82 feet along an arc of a 30.00 foot radius curve to the right (center bears South 47°46'51" West, long chord bears South 01°31'59" West 41.49 feet with a central angle of 87°30'14");

thence North 44°42'54" West 20.00 feet;

thence North 15.27 feet along an arc of a 10.00 foot radius curve to the left (center bears North 44°42'54" West, long chord bears North 01°31'59" East 13.83 feet with a central angle of 87°30'14");

thence Northwest 167.09 feet along an arc of a 1,423.00 foot radius curve to the left (center bears South 47°46'51" West, long chord bears North 45°34'58" West 166.99 feet with a central angle of 06°43'39");

thence North 45°57'52" West 182.65 feet;

thence North 49°46'43" West 328.42 feet;

thence Northwest 207.88 feet along an arc of a 935.00 foot radius curve to the left (center bears South 40°13'17" West, long chord bears North 56°08'52" West 207.45 feet with a central angle of 12°44'20");

thence Northwest 1,058.81 feet along an arc of a 1,315.00 foot radius curve to the right (center bears North 27°28'58" East, long chord bears North 39°27'02" West 1,030.44 feet with a central angle of 46°07'59");

thence Northwest 525.43 feet along an arc of a 935.00 foot radius curve to the left (center bears South 73°36'57" West, long chord bears North 32°28'59" West 518.54 feet with a central angle of 32°11'52");

thence North 48°34'55" West 1,997.56 feet;



thence Northwest 631.47 feet along an arc of a 1,215.00 foot radius curve to the right (center bears North 41°25'05" East, long chord bears North 33°41'34" West 624.38 feet with a central angle of 29°46'41");

thence Northwest 15.19 feet along an arc of a 10.00 foot radius curve to the left (center bears South 71°11'47" West, long chord bears North 62°19'47" West 13.77 feet with a central angle of 87°03'07");

thence North 15°51'21" West 20.00 feet;

thence Southeast 45.58 feet along an arc of a 30.00 foot radius curve to the right (center bears South 15°51'15" East, long chord bears South 62°19'47" East 41.32 feet with a central angle of 87°02'55") to the Point of Beginning.

Together with:

Beginning at a point being North 01°50'37" East 216.38 feet along the center section line and East 6,080.50 feet and South 3,295.12 feet from the Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 24°49'47" East 46.40 feet;

thence South 29.66 feet along an arc of a 380.00 foot radius curve to the left (center bears South 88°05'23" East, long chord bears South 00°19'34" East 29.65 feet with a central angle of 04°28'21");

thence Southwest 328.02 feet along an arc of a 370.00 foot radius curve to the right (center bears South 87°26'16" West, long chord bears South 22°50'07" West 317.38 feet with a central angle of 50°47'41");

thence West 30.98 feet along an arc of a 30.00 foot radius curve to the right (center bears North 41°46'03" West, long chord bears South 77°48'55" West 29.62 feet with a central angle of 59°09'56");

thence North 24°49'47" East 20.53 feet;

thence East 7.64 feet along an arc of a 10.00 foot radius curve to the left (center bears North 01°59'52" East, long chord bears North 70°06'54" East 7.45 feet with a central angle of 43°45'54");

thence Northeast 298.72 feet along an arc of a 350.00 foot radius curve to the left (center bears North 41°46'03" West, long chord bears North 23°46'56" East 289.73 feet with a central angle of 48°54'03") to the Point of Beginning.

Together with:

Beginning at a point on the westerly line of Cottages North Phase 3, said point being North 01°50'37" East 216.38 feet along the center section line and East 6,189.94 feet and South 3,131.56 feet from the Center Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 01°50'54" West 65.67 feet along said westerly line of Cottages North Phase 3;

thence South 81.89 feet along an arc of a 300.00 foot radius curve to the left (center bears South 76°55'19" East, long chord bears South 05°15'28" West 81.64 feet with a central angle of 15°38'25");

thence South 391.01 feet along an arc of a 450.00 foot radius curve to the right (center bears South 87°26'16" West, long chord bears South 22°19'50" West 378.83 feet with a central angle of 49°47'08");

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thence South 14.83 feet along an arc of a 10.00 foot radius curve to the left (center bears South 42°46'36" East, long chord bears South 04°44'30" West 13.51 feet with a central angle of 84°57'47");

thence Southeast 238.20 feet along an arc of a 1,577.00 foot radius curve to the right (center bears South 52°15'36" West, long chord bears South 33°24'46" East 237.98 feet with a central angle of 08°39'16");

thence South 21°11'56" East 120.90 feet;

thence South 282.58 feet along an arc of a 1,565.00 foot radius curve to the right (center bears South 65°18'11" West, long chord bears South 19°31'27" East 282.20 feet with a central angle of 10°20'44") to the westerly line of Cottages North Phase 2;

thence South 09°35'49" East 87.05 feet along said westerly line of Cottages North Phase 2;

thence South 78°49'01" West 15.57 feet;

thence North 365.02 feet along an arc of a 1,545.00 foot radius curve to the left (center bears South 78°49'01" West, long chord bears North 17°57'05" West 364.17 feet with a central angle of 13°32'11");

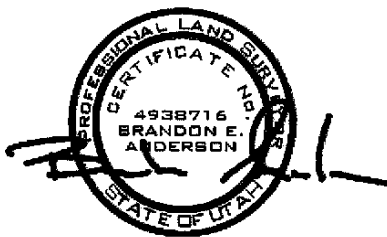
thence North 20°59'02" West 119.66 feet;

thence Northwest 233.81 feet along an arc of a 1,557.00 foot radius curve to the left (center bears South 60°51'50" West, long chord bears North 33°26'17" West 233.59 feet with a central angle of 08°36'14");

thence North 44.49 feet along an arc of a 30.00 foot radius curve to the right (center bears North 52°15'36" East, long chord bears North 04°44'30" East 40.52 feet with a central angle of 84°57'47");

thence North 373.64 feet along an arc of a 430.00 foot radius curve to the left (center bears North 42°46'36" West, long chord bears North 22°19'50" East 361.99 feet with a central angle of 49°47'08");

thence North 152.99 feet along an arc of a 320.00 foot radius curve to the right (center bears North 87°26'16" East, long chord bears North 11°08'02" East 151.53 feet with a central angle of 27°23'31") to the Point of Beginning.



November 23, 2021

