

When Recorded Return To:
Washington County
ATTN: Todd Edwards
197 E Tabernacle Street
St. George, Utah 84770



Tax ID: W-5-3-2-2111

Temporary Construction Easement

That in consideration of Ten Dollars and other good and valuable consideration paid to CARDIFF WALES LLC herein referred to as Grantor, by the Washington County, a Utah municipal corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a Temporary Construction Easement for ingress and egress and to construct storm drainage facilities known as the "NRCS COMBINED DISPOSAL PIPELINE RE-ALIGNMENT" in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

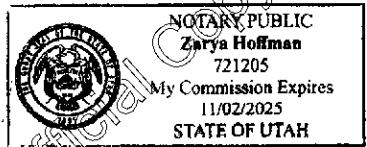
See Exhibit "A" For Legal Description
See Exhibit "B" For Property Depiction

This temporary construction easement as described above will be terminated upon the acceptance of said storm drainage facilities known as "NRCS COMBINED DISPOSAL PIPELINE RE-ALIGNMENT" by Washington County, the NRCS and the Washington County Flood Control Authority.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 20th day of September, 2022

GRANTOR: CARDIFF WALES LLC

By Bryce Gibby
Its Managing Member



STATE OF UTAH)
)
County of CACHE)

On the 20th day of September, 2022, A.D., personally appeared before me Bryce Gibby, who being by me duly sworn, did say and acknowledge that he/she is the Managing Member, of Cardiff Wales LLC, a Utah limited liability company, and that he executed the foregoing document on behalf of said limited liability company by authority of its Operating Agreement and that he executed the same for the uses and purposes stated herein.

Zarya Hoffman
Notary Public

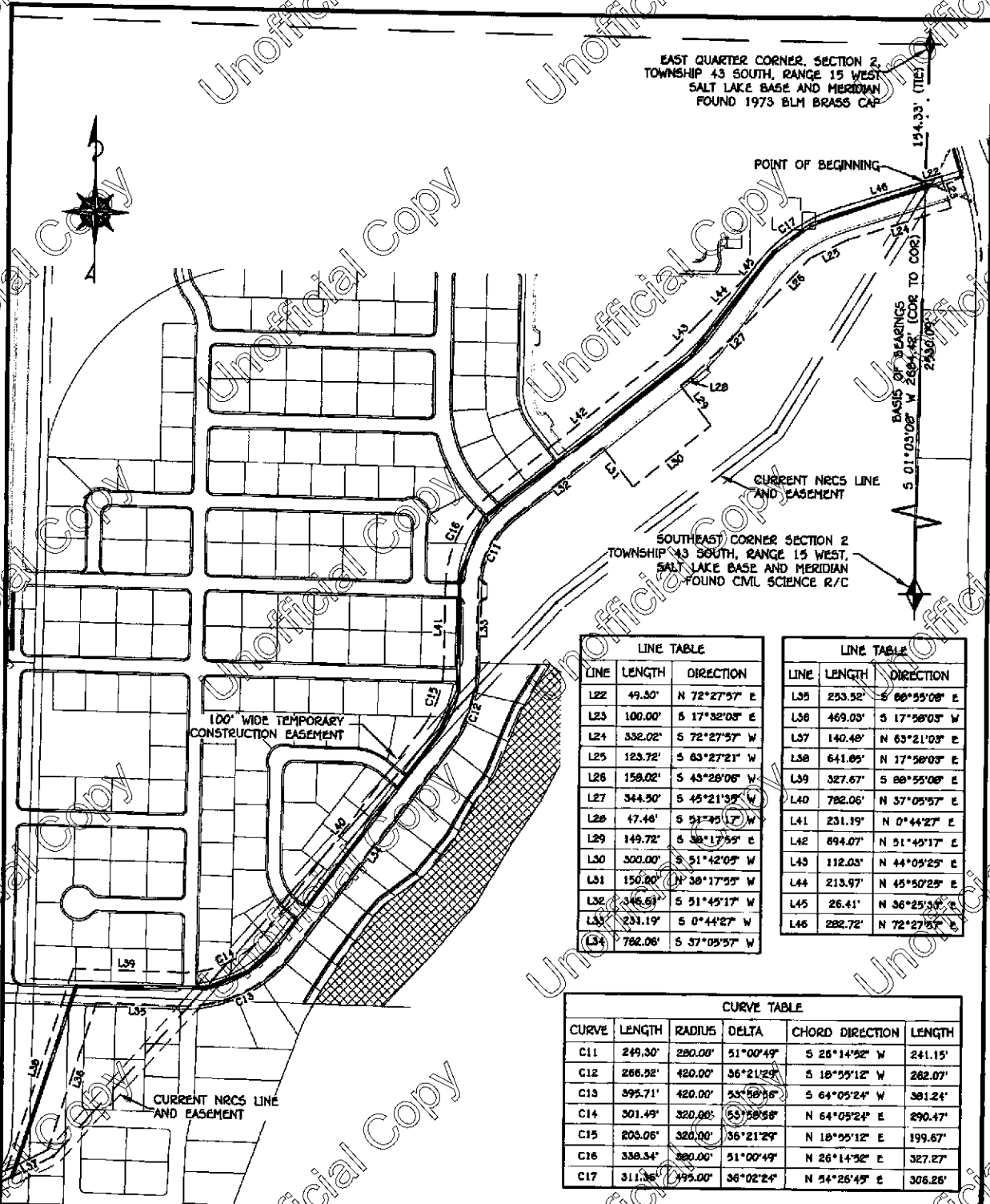


EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for the installation of the Natural Resources Conservation Service Combined Disposal Pipeline that will be terminated once construction is completed. Said easement being more particularly described as follows:

Beginning at a point on the East Section Line that lies South 01°03'08" West 154.33 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Running thence North 72°27'57" East 49.30 feet; thence South 17°32'03" East 100.00 feet; thence South 72°27'57" West 332.02 feet; thence South 63°27'21" West 123.72 feet; thence South 43°28'06" West 158.02 feet; thence South 45°21'35" West 344.50 feet; thence South 51°45'17" West 47.46 feet; thence South 38°17'55" East 149.72 feet; thence South 51°42'05" West 300.00 feet; thence North 38°17'55" West 150.00 feet; thence South 51°45'17" West 346.61 feet; thence southwesterly along a 280.00 foot radius curve to the left, (long chord bears South 26°14'52" West 241.15 feet, center point lies South 38°14'43" East) through a central angle of 51°00'49", a distance of 249.30 feet; thence South 00°44'27" West 231.19 feet; thence southerly along a 420.00 foot radius curve to the right, (long chord bears South 18°55'12" West 262.07 feet, center point lies North 89°15'33" West) through a central angle of 36°21'29", a distance of 266.52 feet; thence South 37°05'57" West 782.06 feet; thence southwesterly along a 420.00 foot radius curve to the right, (long chord bears South 64°05'24" West 381.24 feet, center point lies North 52°54'03" West) through a central angle of 53°58'56", a distance of 395.71 feet; thence North 88°55'08" West 253.52 feet; thence South 17°58'03" West 469.03 feet to the North Line of an Existing easement for the Natural Resources Conservation Service Combined Disposal Line; thence South 63°21'03" West along said North Line 140.48 feet; thence North 17°58'03" East 641.85 feet; thence South 88°55'08" East 327.67 feet; thence northeasterly along a 320.00 foot radius curve to the left, (long chord bears North 64°05'24" East 290.47 feet, center point lies North 01°04'52" East) through a central angle of 53°58'56", a distance of 301.49 feet; thence North 37°05'57" East 782.06 feet; thence northerly along a 320.00 foot radius curve to the left, (long chord bears North 18°55'12" East 199.67 feet, center point lies North 52°54'03" West) through a central angle of 36°21'29", a distance of 203.06 feet; thence North 00°44'27" East 231.19 feet; thence northeasterly along a 380.00 foot radius curve to the right, (long chord bears North 26°14'52" East 327.27 feet, center point lies South 89°15'33" East) through a central angle of 51°00'49", a distance of 338.34 feet; thence North 51°45'17" East 694.07 feet; thence North 44°05'25" East 112.03 feet; thence North 45°50'25" East 213.97 feet; thence North 36°25'33" East 26.41 feet; thence northeasterly along a 495.00 foot radius curve to the right, (long chord bears North 54°26'45" East 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.



LINE	LENGTH	DIRECTION
L22	49.50'	N 72°27'57" E
L23	100.00'	S 17°32'08" E
L24	332.02'	S 72°27'57" W
L25	123.72'	S 83°27'21" W
L26	158.02'	S 45°28'06" W
L27	344.50'	S 45°21'35" W
L28	47.48'	S 91°45'17" W
L29	149.72'	S 38°17'55" E
L30	300.00'	S 51°42'05" W
L31	150.00'	N 38°17'55" W
L32	346.61'	S 51°45'17" W
L33	231.19'	S 0°44'27" W
L34	782.06'	S 37°05'57" W

LINE	LENGTH	DIRECTION
L35	253.52'	S 88°55'08" E
L36	469.03'	S 17°58'03" W
L37	140.48'	N 63°21'03" E
L38	641.85'	N 17°58'03" E
L39	327.67'	S 88°55'08" E
L40	782.06'	N 37°05'57" E
L41	231.19'	N 0°44'27" E
L42	894.07'	N 51°45'17" E
L43	112.03'	N 44°05'25" E
L44	213.97'	N 45°50'25" E
L45	26.41'	N 36°25'38" E
L46	282.72'	N 72°27'57" E

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C11	249.30'	280.00'	51°00'49"	S 26°14'32" W	241.15'
C12	266.52'	420.00'	36°21'29"	S 18°55'12" W	262.07'
C13	395.71'	420.00'	53°58'36"	S 64°05'24" W	381.24'
C14	301.49'	320.88'	55°58'58"	N 64°05'24" E	290.47'
C15	205.06'	320.00'	36°21'29"	N 18°55'12" E	199.67'
C16	338.54'	280.00'	51°00'49"	N 26°14'32" E	327.27'
C17	311.36'	395.00'	36°02'24"	N 54°26'45" E	306.26'



EXHIBIT B
 TEMPORARY CONSTRUCTION EASEMENT DEPICTION
 WASHINGTON, UTAH

DATE: 04/19/2022
 JOB # 21(00)
 FILE: NRCS EASE.dwg
 SHEET
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 SHEETS

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