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DOC # 20230022231

Easements Page 1 of 4
Gary Christensen Washington County Recorder
07/26/2023 02:11:22 PM Fee \$ 0.00
By HURRICANE CITY



When recorded mail to:
Hurricane City
City Attorney's Office
147 N 870 West Street
Hurricane, UT 84737

Parcel No.: H-3352 -A

FIRE TURNAROUND EASEMENT DEED

ZUNDEL FAMILY LTD PTSHIP, A UTAH LIMITED PARTNERSHIP, Grantor(s) of Hurricane, County of Washington, State of Utah,

Hereby **GRANTS** to:

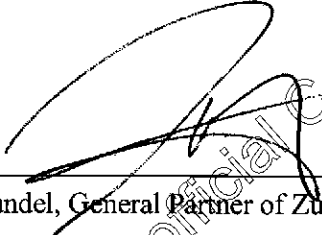
HURRICANE CITY, A UTAH MUNICIPAL CORPORATION, Grantee(s) of Hurricane, County of Washington, State of Utah,

For the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS** the following described tract of land as **A FIRE TURNAROUND ACCESS EASEMENT**, located in Washington County, State of Utah, being described as follows:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE N89°49'50"W 30.00 FEET; THENCE N00°16'16"E, ALONG THE WEST RIGHT OF WAY LINE OF 1500 WEST 330.17 FEET; THENCE N89°49'41"W 1047.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 43.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S45°10'19"W 39.60 FEET); THENCE S00°10'19"W 21.00 FEET; THENCE N89°49'41"W 20.00 FEET; THENCE N00°10'19"E 22.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 43.98 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N44°49'41"W 39.60 FEET), TO A POINT OF CUSP; THENCE S89°49'41" E 76.00 FEET TO THE POINT OF BEGINNING, BEING A POINT OF CUSP.

AREA CONTAINS 1,336.50 SQUARE FEET OR 0.03 ACRES.

WITNESS the hand of said Grantors this the 29th day of June, 2023



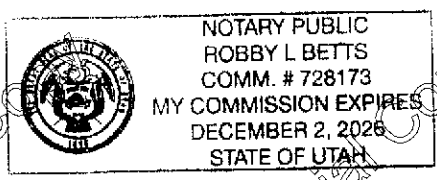
Jonathan Zundel, General Partner of Zundel Family LTD PTSHP

Utah State)

ss.

Washington County)

On the 29 day of June, 2023, personally appeared before me, Jonathan Zundel, who, being by me duly sworn, says that he is the manager of Zundel Family LTD PTSHP, a Limited Partnership, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Jonathan Zundel acknowledged to me that said company executed the same.



Notary Public
Residing at:

My commission expires: 12/2/2026

Commission number: 728173

Wells Fargo Bank Northwest, N.A.
Hurricane Office
8 West State Street
Hurricane, UT 84737

(Hurricane City's Acceptance of Dedication on the following page)

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ACCEPTANCE OF DEDICATION

Hurricane City, a Utah Municipal Corporation, hereby accepts the above conveyance and dedication.

DATED the 17th day of July, 2023

Hurricane City:

Nanette Billings
Nanette Billings, Hurricane City Mayor

Attest:

Cindy Beteag
Cindy Beteag, Hurricane City Recorder



Approved as to form:

Dayton Hall
Dayton Hall, Hurricane City Attorney

EASEMENT EXHIBIT

