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**DOC # 20230030074**

Easements Page 1 of 6  
Gary Christensen Washington County Recorder  
10/06/2023 10:30:18 AM Fee \$ 40.00  
By WASHINGTON CITY



WHEN RECORDED, MAIL TO:

WASHINGTON CITY RECORDER  
111 NORTH 100 EAST  
WASHINGTON, UT 84780

**Tax Parcel ID Numbers:**

- W-5-3-2-243
- W-5-3-2-2114
- W-5-3-1-340
- W-5-3-2-242-A

**PUBLIC RECREATION AND ACCESS TRAIL EASEMENTS**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum One and no/100ths Dollars (\$1.00) and other and good consideration paid by **Washington City**, a Utah Municipality, hereinafter referred to as "**Grantee**", to **Rockwell Homes Utah, Inc.**, a Utah Corporation, and **Riverwood Development, LLC**, a Utah Limited Liability Company, together hereinafter referred to as "**Grantors**", the receipt of which is hereby acknowledged, Grantors do hereby grant, transfer and convey to Grantee a general public trail easements to improve, operate, repair and maintain a municipal public access and recreational trail on real property which said easements are more particularly described on Exhibit A (hereinafter "Easement Property") attached hereto and incorporated herein. All of said easements are depicted on Exhibit B, which Trail Easements Map is attached hereto and incorporated herein.

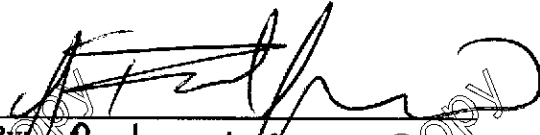
Grantor reserves and retains the right to use of the easement property that does not conflict with the public recreation and access trail use detailed herein.

Each right and obligation in this Easement shall constitute a covenant running with the land and shall inure to and be binding upon Grantor and Grantee and to their successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Easement effective the 3 day of ~~September~~, 2023.

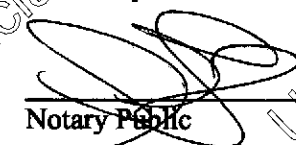
~~SEPTEMBER~~  
**OCTOBER**

GRANTOR: *Riverwood Development, LLC*

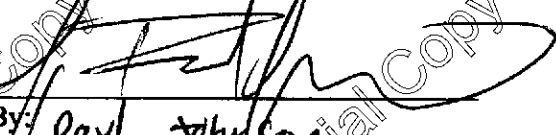
  
By: Paul Johnson  
Its:

STATE OF UTAH )  
):SS  
COUNTY OF WASHINGTON )

On the 3 day of October, 2023, before me, the undersigned notary, personally appeared Paul Johnson, who duly acknowledged to and before me that they executed the foregoing instrument within this document and acknowledged to me that the signature was affixed with full authority of the Grantor herein.

  
Notary Public


GRANTOR: *Rockwell Homes Utah, Inc.*

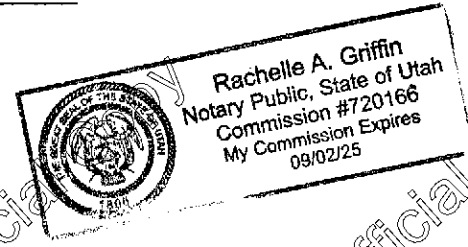
  
By: Paul Johnson  
Its:



STATE OF UTAH )  
):SS  
COUNTY OF WASHINGTON )

On the 3 day of October, 2023, before me, the undersigned notary, personally appeared Paul Johnson, who duly acknowledged to and before me that they executed the foregoing instrument within this document and acknowledged to me that the signature was affixed with full authority of the Grantor herein.

  
Notary Public



**EXHIBIT A****Legal Description for Public Recreation and Access Trail Easements****15' PUBLIC RECREATION AND ACCESS TRAIL EASEMENT 1**  
**(North Side of Weatherby Way Road):**

Beginning at a point on the west boundary line of Iron Horse Phase 1, Document No. 20170019496, Official Records, Washington County, Utah, said point lies South 01°03'08" West along the section line 121.36 feet and due East 103.73 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 17°09'54" East along said boundary 15.00 feet; thence South 72°27'57" West 392.04 feet; thence southwesterly along a 480.00 foot radius curve to the left, (long chord bears South 54°26'45" West a distance of 296.98 feet), center point lies South 17°32'03" East through a central angle of 36°02'24", a distance of 301.93 feet; thence South 36°25'33" West 237.49 feet; thence southwesterly along a 470.00 foot radius curve to the right, (long chord bears South 44°05'25" West a distance of 125.37 feet), center point lies North 53°34'27" West through a central angle of 15°19'44", a distance of 125.74 feet; thence South 51°45'17" West 694.07 feet; thence southwesterly along a 330.00 foot radius curve to the left, (long chord bears South 26°14'52" West a distance of 284.21 feet), center point lies South 38°14'43" East through a central angle of 51°00'49", a distance of 293.82 feet; thence South 00°44'27" West 231.19 feet; thence southerly along a 370.00 foot radius curve to the right, (long chord bears South 13°36'49" West a distance of 164.86 feet), center point lies North 89°15'33" West through a central angle of 25°44'42", a distance of 166.25 feet; thence North 63°30'45" West 15.00 feet; thence northerly along a 355.00 foot radius non-tangent curve to the left, (long chord bears North 13°36'49" East a distance of 158.18 feet), center point lies North 63°30'50" West through a central angle of 25°44'42", a distance of 159.51 feet; thence North 00°44'27" East 231.19 feet; thence northeasterly along a 345.00 foot radius curve to the right, (long chord bears North 26°14'52" East a distance of 297.13 feet), center point lies South 89°15'33" East through a central angle of 51°00'49", a distance of 307.17 feet; thence North 51°45'17" East 694.07 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 392.14 feet to the point of beginning.

Containing 36,729 square feet or 0.84 acres.

**15' PUBLIC RECREATION AND ACCESS TRAIL EASEMENT 2:**  
**(South Side of Weatherby Way Road):**

Beginning at a point North 01°03'05" East along the Quarter Section line 30.00 feet from 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 said Quarter Section line 15.00 feet; thence South 88°55'08" East 446.81 feet; thence easterly along a 355.00 foot radius curve to the left, (long chord bears North 78°12'49" East a distance of 158.11 feet), center point lies North 01°04'52" East through a central angle of 25°44'06", a distance of 159.45 feet; thence South 00°44'27" West 16.53 feet; thence westerly along a 370.00 foot radius non-tangent curve to the right, (long chord bears South 78°45'45" West a distance of 157.88 feet), center point lies North 23°33'21" West through a central angle of 24°38'14", a distance of 159.10 feet; thence North 88°55'08" West 446.80 feet to the point of beginning.

Containing 9,091 square feet or 0.21 acres.

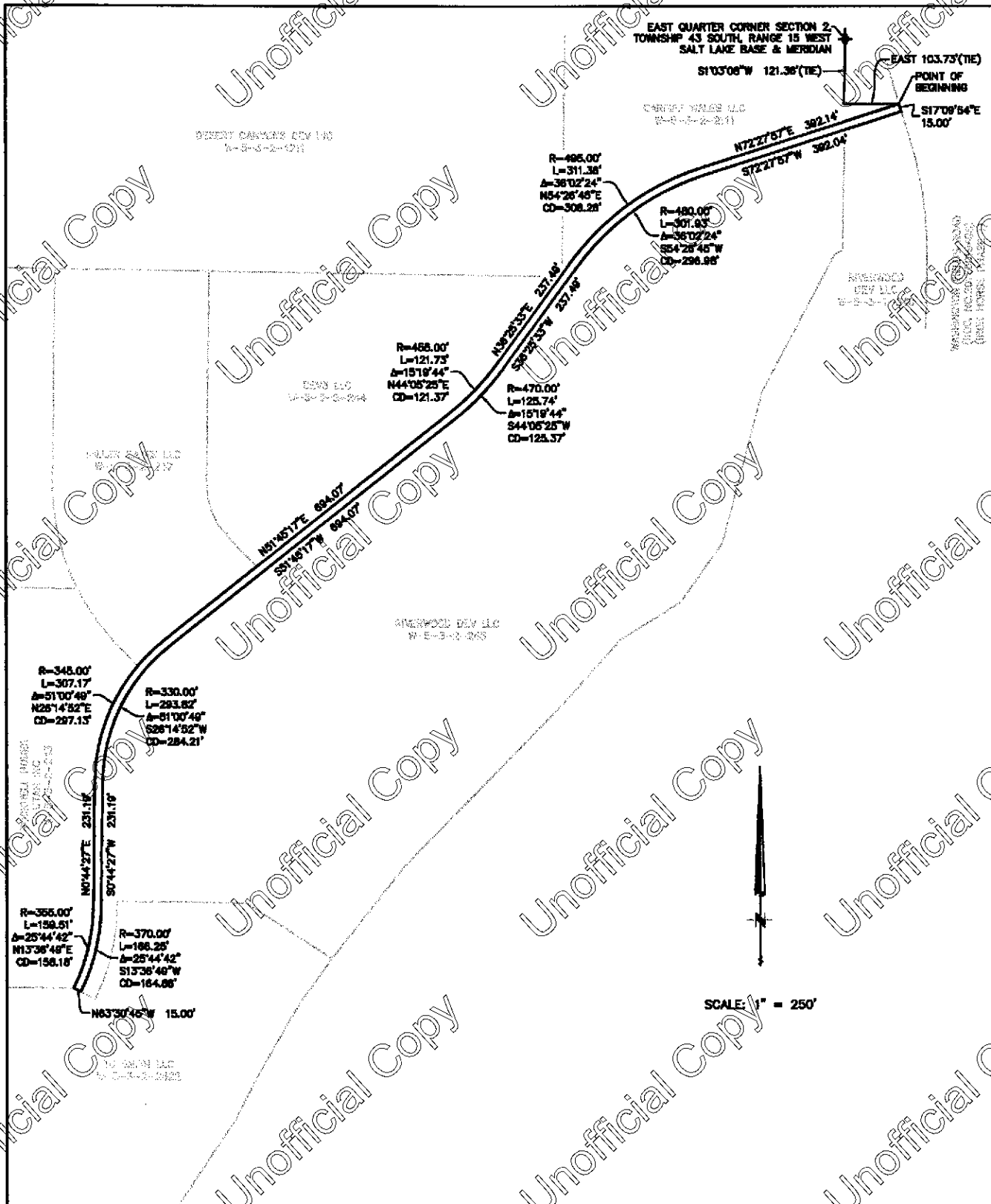
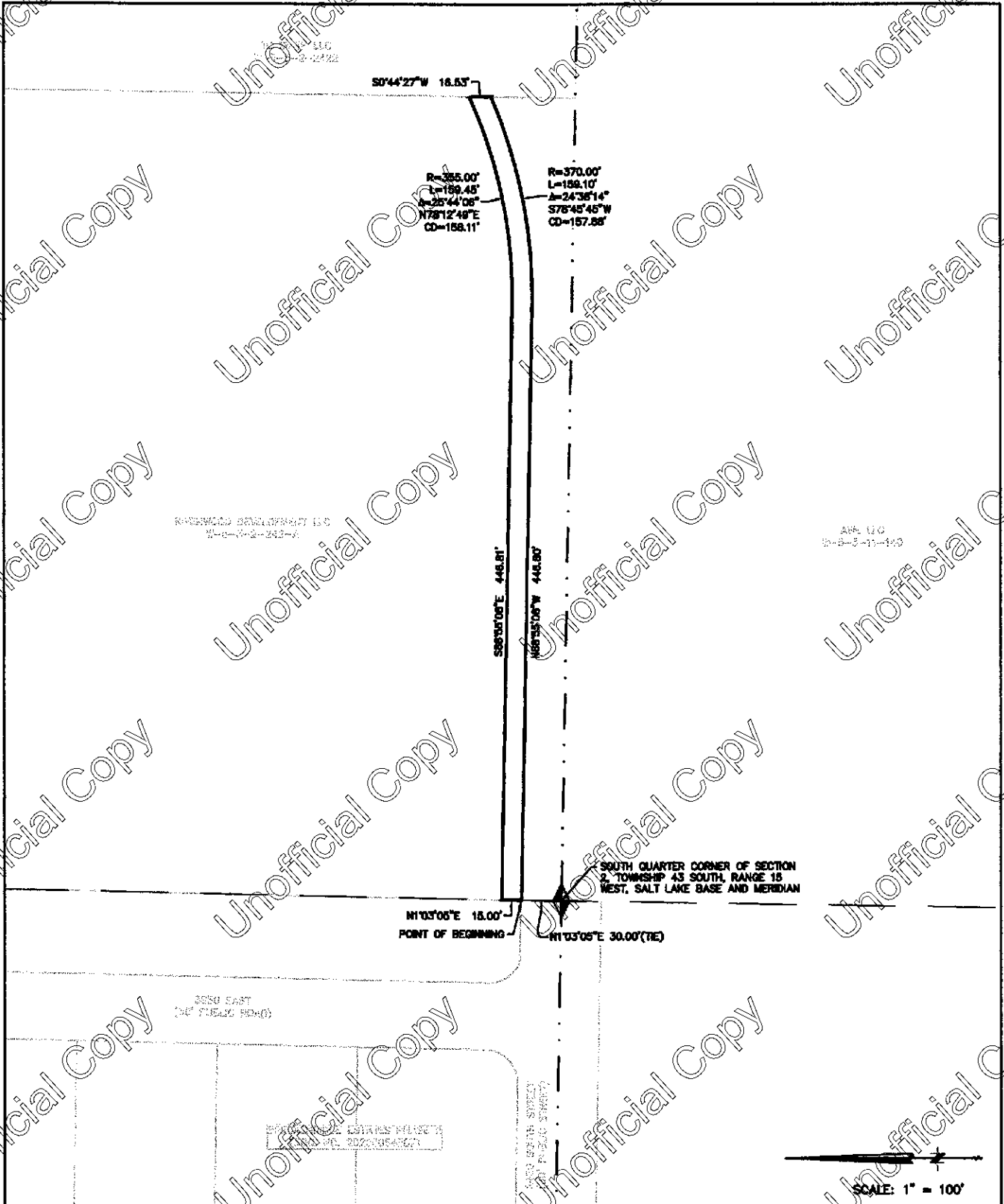


EXHIBIT B  
TRAIL EASEMENT 1  
B & G 231092



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 673-2337 / Fax (435) 673-3161



**EXHIBIT B**  
**TRAIL EASEMENT 2**  
**B & G 231092**



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