

When Recorded Return To:
Washington County Flood Control Authority
ATTN: Karen Roundy
175N 200 E
St. George, Utah 84770



Tax ID: *W-DH7H-COMMON*

STORM DRAINAGE EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to _____
DEV3, LLC, herein referred to as Grantor, by the Washington County Flood Control Authority, 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 perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace drainage facilities and for flowage of any waters in, over or upon said water, 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

TO HAVE AND TO HOLD such property to Grantee, the Washington County Flood Control Authority, forever for the uses and purposes normally associated with public uses such as utilities and drainage. Grantor must receive in writing any additional use of the easement from the grantee.

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, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and the Flood Control Authority is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss. Grantor shall pay for any costs which Grantee incurs as a result of Grantor burdening the easement in any way.

Grantee will maintain the easement for the intended purpose of drainage only. Grantee does not maintain the easement for aesthetics or otherwise. Grantor shall be responsible for all other easement maintenance.

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 26 day of October, 2023.

GRANTOR:

Christophe Russell
By: *Christophe Russell*
Its: *Manager*

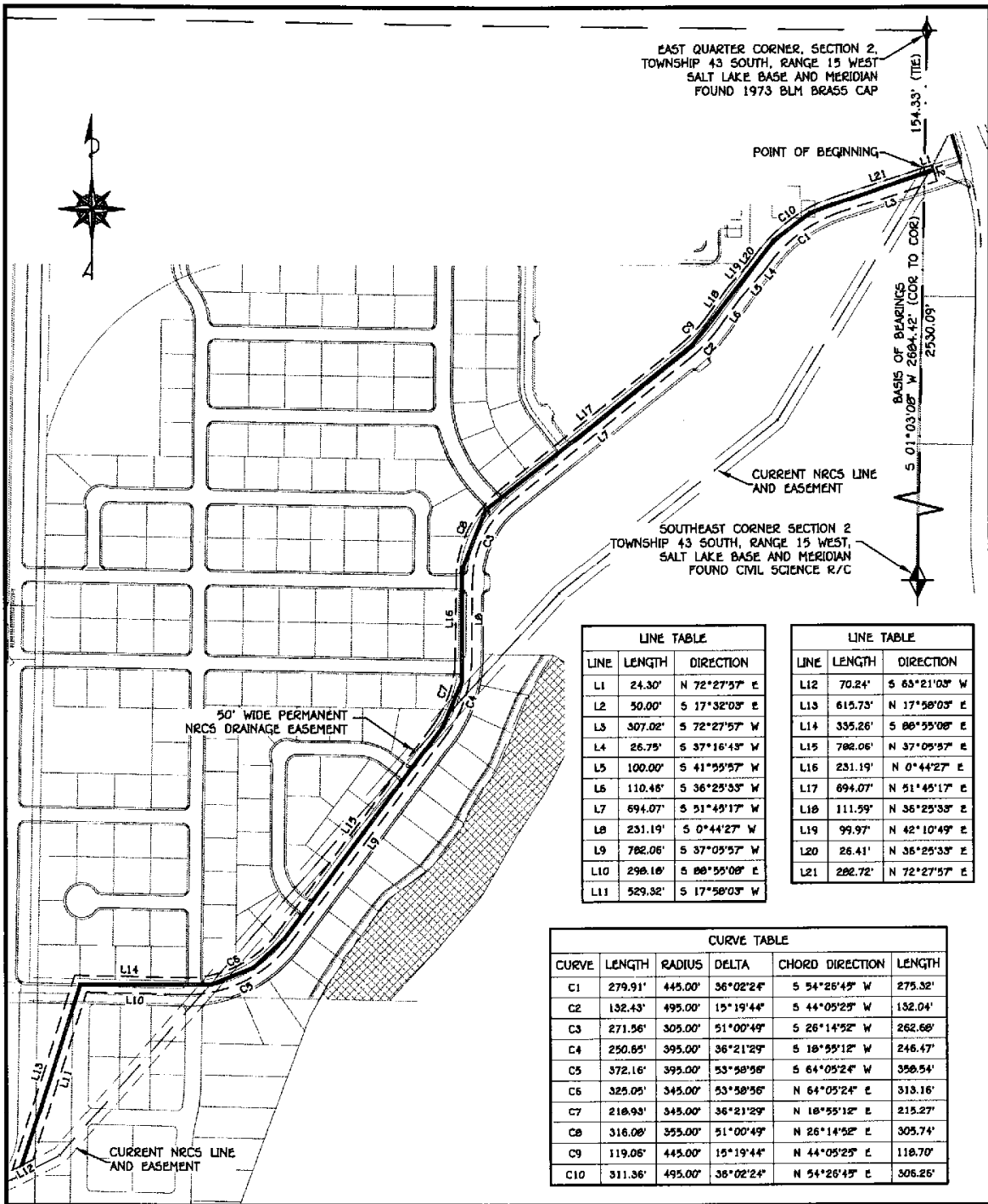


EXHIBIT A

50 FOOT PERMANENT EASEMENT

An easement that is 50.0 feet in width for the installation and maintenance of the Natural Resources Conservation Service Combined Disposal Pipeline. 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 24.30 feet; thence South 17°32'03" East 50.00 feet; thence South 72°27'57" West 307.02 feet; thence southwesterly along a 445.00 foot radius curve to the left, (long chord bears South 54°26'45" West a distance of 275.32 feet, center point lies South 17°32'03" East) through a central angle of 36°02'24", a distance of 279.91 feet; thence South 37°16'02" West 27.50 feet; thence South 41°55'57" West 100.00 feet; thence South 36°25'33" West 110.46 feet; thence southwesterly along a 495.00 foot radius curve to the right, (long chord bears South 44°05'25" West a distance of 132.04 feet, center point lies North 53°34'27" West) through a central angle of 15°19'44", a distance of 132.43 feet; thence South 51°45'17" West 694.07 feet; thence southwesterly along a 305.00 foot radius curve to the left, (long chord bears South 26°14'52" West a distance of 262.68 feet, center point lies South 38°14'43" East) through a central angle of 51°00'49", a distance of 271.56 feet; thence South 00°44'27" West 231.19 feet; thence southerly along a 395.00 foot radius curve to the right, (long chord bears South 18°55'12" West a distance of 246.47 feet, center point lies North 89°15'33" West) through a central angle of 36°21'29", a distance of 250.65 feet; thence South 37°05'57" West 782.06 feet; thence southwesterly along a 395.00 foot radius curve to the right, (long chord bears South 64°05'24" West a distance of 358.54 feet, center point lies North 52°54'03" West) through a central angle of 53°58'56", a distance of 372.16 feet; thence North 88°55'08" West 298.18 feet; thence South 17°58'03" West 529.32 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 70.24 feet; thence North 17°58'03" East 615.73 feet; thence South 88°55'08" East 335.26 feet; thence northeasterly along a 345.00 foot radius curve to the left, (long chord bears North 64°05'24" East a distance of 313.16 feet, center point lies North 01°04'52" East) through a central angle of 53°58'56", a distance of 325.05 feet; thence North 37°05'57" East 782.06 feet; thence northerly along a 345.00 foot radius curve to the left, (long chord bears North 18°55'12" East a distance of 215.27 feet, center point lies North 52°54'03" West) through a central angle of 36°21'29", a distance of 218.93 feet; thence North 00°44'27" East 231.19 feet; thence northeasterly along a 355.00 foot radius curve to the right, (long chord bears North 26°14'52" East a distance of 305.74 feet, center point lies South 89°15'33" East) through a central angle of 51°00'49", a distance of 316.08 feet; thence North 51°45'17" East 694.07 feet; thence northeasterly along a 445.00 foot radius curve to the left, (long chord bears North 44°05'25" East a distance of 118.70 feet, center point lies North 38°14'43" West) through a central angle of 15°19'44", a distance of 119.06 feet; thence North 36°25'33" East 111.59 feet; thence North 42°09'54" East 100.00 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 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 282.72 feet; to the point of beginning.



LINE	LENGTH	DIRECTION
L1	24.30'	N 72°27'57\" E
L2	50.00'	S 17°32'03\" E
L3	307.02'	S 72°27'57\" W
L4	26.75'	S 37°18'45\" W
L5	100.00'	S 41°55'57\" W
L6	110.48'	S 36°25'35\" W
L7	694.07'	S 51°49'17\" W
L8	231.19'	S 0°44'27\" W
L9	782.06'	S 37°05'57\" W
L10	298.18'	S 88°55'08\" E
L11	529.32'	S 17°58'03\" W

LINE	LENGTH	DIRECTION
L12	70.24'	S 63°21'03\" W
L13	615.73'	N 17°58'03\" E
L14	355.26'	S 88°55'08\" E
L15	782.06'	N 37°05'57\" E
L16	251.19'	N 0°44'27\" E
L17	694.07'	N 51°45'17\" E
L18	111.59'	N 36°25'38\" E
L19	99.97'	N 42°10'49\" E
L20	26.41'	N 35°25'38\" E
L21	282.72'	N 72°27'57\" E

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	LENGTH
C1	279.91'	445.00'	36°02'24\"	S 54°26'49\" W	275.32'
C2	132.43'	495.00'	15°19'44\"	S 44°05'29\" W	132.04'
C3	271.56'	305.00'	51°00'49\"	S 26°14'52\" W	262.68'
C4	250.85'	395.00'	36°21'29\"	S 18°55'12\" W	246.47'
C5	372.16'	395.00'	53°58'58\"	S 64°05'24\" W	358.54'
C6	325.05'	345.00'	53°58'56\"	N 64°05'24\" E	313.16'
C7	218.93'	345.00'	36°21'29\"	N 18°55'12\" E	213.27'
C8	316.08'	355.00'	51°00'49\"	N 26°14'52\" E	305.74'
C9	119.05'	445.00'	15°19'44\"	N 44°05'29\" E	118.70'
C10	311.36'	495.00'	36°02'24\"	N 54°26'49\" E	306.26'



EXHIBIT B
 PERMANENT NRCS EASEMENT DEPICTION
 WASHINGTON, UTAH

DATE: 8/27/2021
JOB #: 21-001
FILE: NRCS EASE.dwg
SHEET
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SHEETS

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