

WHEN RECORDED, RETURN TO:  
Washington City Public Works  
1305 E. Washington Dam Road  
Washington, Utah 84780

DOC # 20240012364

Easements Page 1 of 3  
Gary Christensen Washington County Recorder  
04/23/2024 12:37:09 PM Fee \$ 40.00  
By WASHINGTON CITY



Tax ID: W-4-2-7-142-CC

TEMPORARY PUBLIC UTILITY AND DRAINAGE EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to CW THE SOLIS, herein referred to as Grantor, by Washington City, 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 easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility and drainage facilities, 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 attached hereto and made a part hereof (Legal Description)  
See Exhibit B attached hereto and made a part hereof (Easement Depiction)

TO HAVE AND TO HOLD such property to Grantee, Washington City, until the Final Plat for Solis at Coral Canyon Phase 4 is recorded with the Washington County Recorder's Office, at which time this easement will vacate, for the uses and purposes normally associated with public uses such as utilities and drainage.

Grantor may not install, build, place, or cause or allow anything to be installed, built, nor placed in the easement. Grantor may not interfere with the easement in any way. 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 City 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.

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 Grantor has executed this instrument this 22<sup>nd</sup> day of April, 2024.

Grantor: CW The Solis

Name: Chris Winter

[Signature]

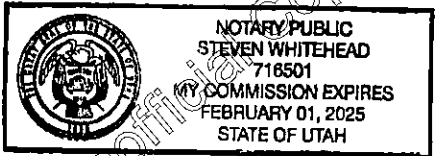
Signature

STATE OF UTAH

ss

WASHINGTON COUNTY )

On this 22<sup>nd</sup> day of APRIL, 2024, personally appeared before me STEVEN WHITEHEAD, to me known to be the individuals described in and who executed the document annexed hereto and who executed same in my presence or acknowledged said signature as a true and free act and deed, before me.



[Signature]  
NOTARY PUBLIC

## EXHIBIT "A"

Beginning at a point on the Southerly Line of Parcel W-4-2-6-110, said point lies South  $00^{\circ}32'42''$  East 557.79 feet along the Quarter Section Line and East 997.44 feet from the North Quarter Corner of Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian and Running thence North  $75^{\circ}11'57''$  East along said Southerly Line 30.00 feet; thence South  $14^{\circ}48'03''$  East 103.19 feet; thence southeasterly along a 135.00 foot radius curve to the left, (center point lies North  $75^{\circ}11'57''$  East) through a central angle of  $20^{\circ}12'09''$ , a distance of 47.60 feet; thence South  $35^{\circ}00'12''$  East 255.76 feet; thence southerly along a 165.00 foot radius non-tangent curve to the right, (center point lies South  $53^{\circ}19'13''$  West) through a central angle of  $40^{\circ}17'11''$ , a distance of 116.02 feet; thence South  $03^{\circ}36'23''$  West 76.56 feet to the Northerly Line of Parcel W-4-2-7-141-CC; thence North  $86^{\circ}23'37''$  West along said Northerly Line 30.00 feet; thence North  $03^{\circ}36'23''$  East 76.56 feet; thence northerly along a 135.00 foot radius curve to the left, (center point lies North  $86^{\circ}23'37''$  West) through a central angle of  $40^{\circ}27'48''$ , a distance of 95.34 feet; thence North  $35^{\circ}00'12''$  West 256.22 feet; thence northwesterly along a 165.00 foot radius curve to the right, (center point lies North  $54^{\circ}59'48''$  East) through a central angle of  $20^{\circ}12'09''$ , a distance of 58.18 feet; thence North  $14^{\circ}48'03''$  West 103.19 feet to the point of beginning.



SECTION 7  
T.42S. R.14W.  
5LB&M

N1/4 COR. SEC. 7,  
T 42-S, R 14 W,  
5LB&M

S 09°01'27" E 2508.91'  
(BASIS OF BEARINGS)

NW COR SEC. 7,  
T 42 S, R 14 W,  
5LB&M

UTAH STATE  
W-4-2-6-110

S 00°32'42" E 447.79' (TIC)

EAST 997.44' (TIC)

POINT OF BEGINNING

N 75°11'57" E 30.00'

S 14°48'03" E 103.19'

CW THE SOLIS LLC  
W-4-2-7-145-CC

N 14°48'03" W 103.19'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	47.60'	135.00'	020°12'09"
C2	116.02'	165.00'	040°17'11"
C3	95.34'	135.00'	040°27'48"
C4	58.18'	165.00'	020°12'09"

CW THE SOLIS LLC  
W-4-2-7-142-CC

N 03°36'23" E 76.56'

S 03°36'23" W 76.56'

N 86°23'37" W 30.00'

CW THE SOLIS LLC  
W-4-2-7-141-CC



1943 EAST 3740 SOUTH, WASHINGTON, UT 84780

**EXHIBIT B**  
**EASEMENT DEPICTION**  
SECTION 7, T 42 S, R 14 W, 5LB&M  
WASHINGTON CITY, COUNTY OF WASHINGTON

DATE: 04/18/2024

JOB # 22-034

FILE: PWR.DWG

SHEET

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SHEETS