

DOC # 20240022482

Easements Page 1 of 7
Gary Christensen Washington County Recorder
07/17/2024 03:43:15 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

Tax I.D. No.: H- H-3-1-31-3009, H-WALM-A-2, and H-3-1-31-330, H-WALM-A-1, H-3-1-31-3000


PUBLIC UTILITY EASEMENT DEED OF DEDICATION

Stratton Brothers, LLC, a Utah limited liability company, grantor(s), of Hurricane, Washington County, Utah hereby DEDICATES and GRANTS to

Hurricane City, a Utah Municipal Corporation, grantee, of Hurricane, Washington County, Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land as a Public Utility Easement:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

GRANTOR: Stratton Brothers, LLC, a Utah limited liability company


Craig Stratton, Member

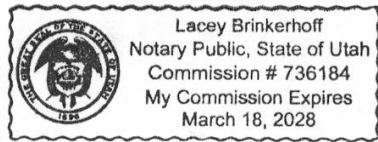
Utah State)

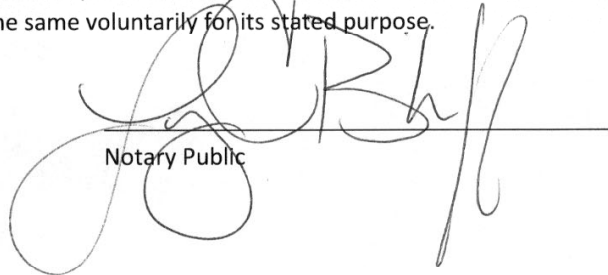
ss.

Washington County)

On the 11 day of July, 2024, before me,

Lacey C Brinkerhoff, a notary public, personally appeared Craig Stratton proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged they executed the same voluntarily for its stated purpose.




Notary Public

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

ACCEPTANCE OF DEDICATION

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

DATED the 17th day of JULY, 2024

Hurricane City:



Nanette Billings, Hurricane City Mayor

Attest:



Cindy Beteag, Hurricane City Recorder



Approved as to form:



Dayton Hall, Hurricane City Attorney

Exhibit "A"

Parcel 1:

A 10 FOOT WIDE PUBLIC UTILITY EASEMENT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1951.80 FEET NORTH 88°52'58" WEST AND 1304.90 FEET NORTH 01°07'02" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE NORTH 01°06'03" EAST 10.00 FEET; THENCE SOUTH 88°53'57" EAST 3.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 615.00 FEET, AN ARC LENGTH OF 245.77 FEET, A DELTA ANGLE OF 22°53'50", A CHORD BEARING OF SOUTH 77°27'02" EAST, AND A CHORD LENGTH OF 244.14 FEET; THENCE SOUTH 66°00'07" EAST 16.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 219.83 FEET, A DELTA ANGLE OF 10°11'55", A CHORD BEARING OF SOUTH 71°06'05" EAST, AND A CHORD LENGTH OF 219.54 FEET; THENCE SOUTH 01°42'49" WEST 10.22 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1245.00 FEET, AN ARC LENGTH OF 223.75 FEET, A DELTA ANGLE OF 10°17'50". A CHORD BEARING OF NORTH 71°09'02" WEST, AND A CHORD LENGTH OF 223.45 FEET; THENCE NORTH 66°00'07" WEST 16.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 241.78 FEET, A DELTA ANGLE OF 22°53'50", A CHORD BEARING OF NORTH 77°27'02" WEST, AND A CHORD LENGTH OF 240.17 FEET; THENCE NORTH 88°53'57" WEST 3.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,855 SQUARE FEET OR 0.111 ACRES.

Parcel 2:

A 10 FOOT WIDE PUBLIC UTILITY EASEMENT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1492.74 FEET NORTH 88°52'58" WEST AND 436.78 FEET NORTH 01°07'02" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE SOUTH 74°50'08" WEST 497.61 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 210.00 FEET, AN ARC LENGTH OF 163.20 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF SOUTH 52°34'18" WEST, AND A CHORD LENGTH OF 159.13 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 340.47 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF SOUTH 60°47'17" WEST, AND A CHORD LENGTH OF 324.64 FEET; THENCE

NORTH 88°43'54" WEST 10.70 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 1 HURRICANE WAL-MART SUBDIVISION (DOCUMENT #20070034350 WASHINGTON COUNTY RECORDER'S OFFICE); THENCE NORTH 01°16'06" EAST 10.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88°43'54" EAST 10.70 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 329.83 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF NORTH 60°47'17" EAST, AND A CHORD LENGTH OF 314.49 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 170.98 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF NORTH 52°34'18" EAST, AND A CHORD LENGTH OF 166.71 FEET; THENCE NORTH 74°50'08" EAST 500.65 FEET; THENCE SOUTH 01°42'49" WEST 10.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,121 SQUARE FEET OR 0.232 ACRES.

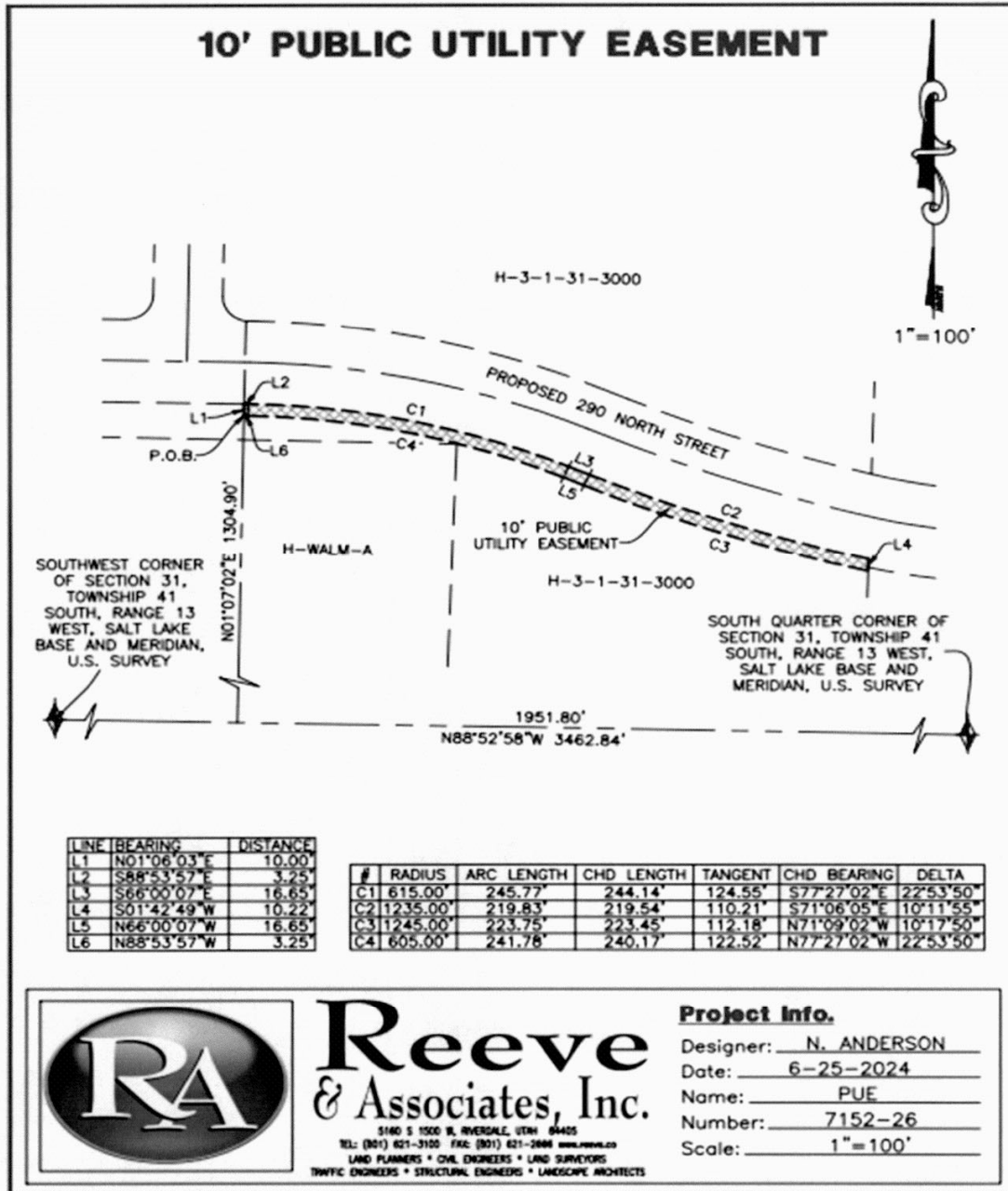
Parcel 3:

A 10 FOOT WIDE PUBLIC UTILITY EASEMENT BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

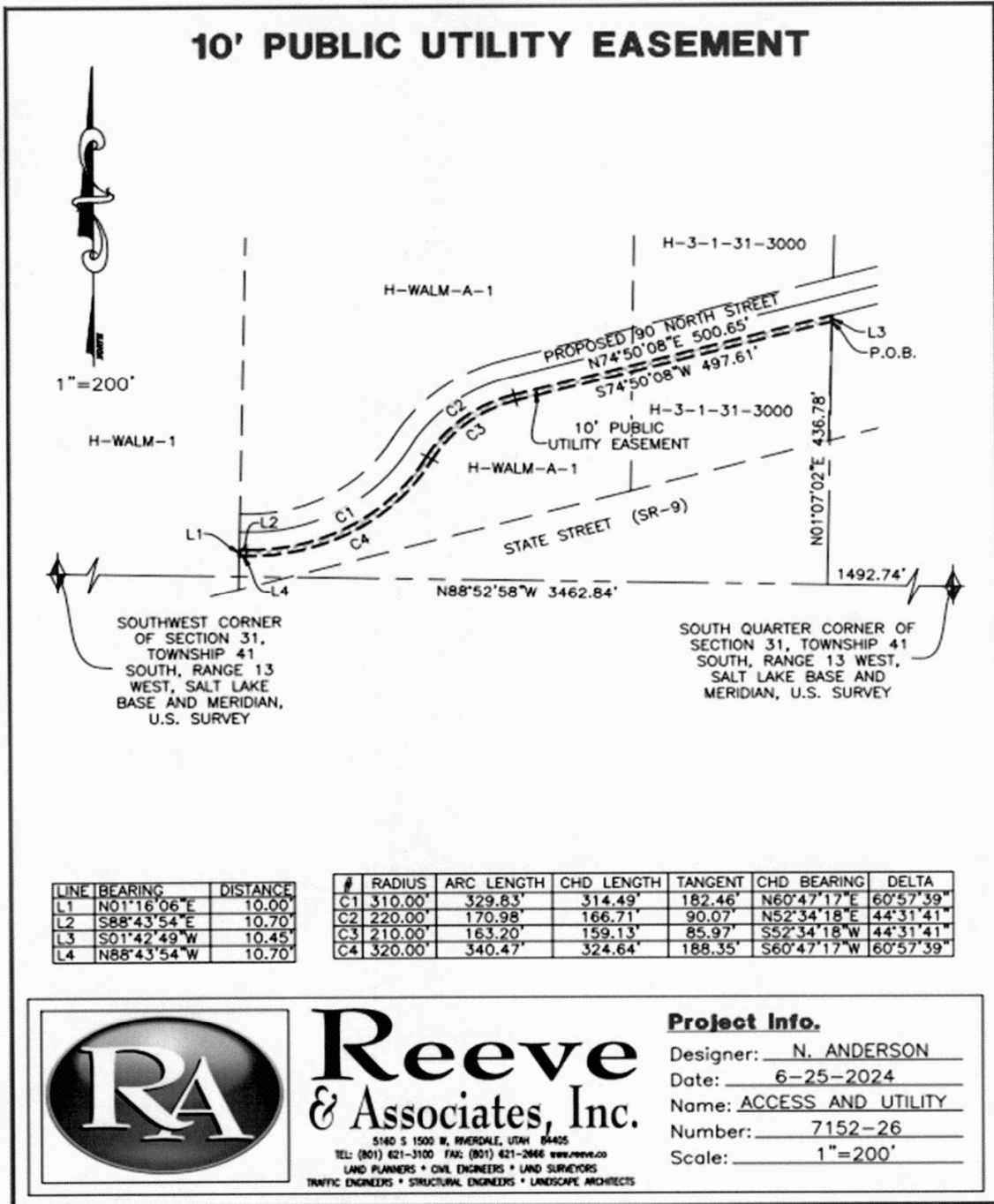
BEGINNING AT A POINT BEING 1491.97 FEET NORTH 88°52'58" WEST AND 509.92 FEET NORTH 01°07'02" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE SOUTH 74°50'08" WEST 518.85 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 217.61 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF SOUTH 52°34'18" WEST, AND A CHORD LENGTH OF 212.17 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 265.99 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF SOUTH 60°47'17" WEST, AND A CHORD LENGTH OF 253.62 FEET; THENCE NORTH 88°43'54" WEST 10.70 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 1 HURRICANE WAL-MART SUBDIVISION (DOCUMENT #20070034350 WASHINGTON COUNTY RECORDER'S OFFICE); THENCE NORTH 01°16'06" EAST 10.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88°43'54" EAST 10.70 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 255.35 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF NORTH 60°47'17" EAST, AND A CHORD LENGTH OF 243.48 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 225.38 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF NORTH 52°34'18" EAST, AND A CHORD LENGTH OF 219.75 FEET; THENCE NORTH 74°50'08" EAST 521.89 FEET; THENCE SOUTH 01°42'49" WEST 10.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 10,132 SQUARE FEET OR 0.233 ACRES.

Exhibit "B"

Parcel 1:



Parcel 2:



Parcel 3:

