

When recorded please return  
to St. George City Engineering  
Department

SEWER EASEMENT

RECORDED BY George City  
BOOK 455 PAGE 248-249  
FEE 115.00  
1987 JUN 11 AM 10:50  
DOCUMENT 316572  
HERBERT S. BEHRELY  
WASHINGTON CO. RECORDER

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid to Frontier Savings Association, a Nevada corporation, herein referred to as Grantor, by the City of St. George, a Utah municipal corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, Grantor does grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, to the extent that the undersigned Grantor owns property affected by the easement hereinbelow, an easement to use, operate, inspect, repair, maintain, replace and remove sewer lines below ground surface for future use as an outfall line, such easement being more fully described as follows:

BEGINNING at a point being S 57°18'46"E 271.03' from a St. George City Control Monument at the intersection of 950 North and 1725 West Streets; and said beginning point being N 89°27'50" E 1151.87' and South 165.78' from the Northwest Corner of Sec. 23, T42S, R16W, SLB&M; and said beginning point being the southeast corner of Colorview Townhomes Phase II as recorded and filed in the office of the Recorder Washington County Utah. Basis of bearing being the centerline of 950 North Street N 89°27'50"E and running thence along the east boundary of said Colorview Townhomes Phase II North 292.00'; thence N 60°15'E 206.42'; thence East 59.58'; thence S 51°32'56"W 228.63'; thence S 13°05'43"W 260.06' to the point of beginning. Containing 0.443 acres.

Also:

BEGINNING at a point being S 57°18'46"E 271.03' from a St. George City Control Monument at the intersection of 950 North and 1725 West Streets; and said beginning point being N 89°27'50" E 1151.87' and South 165.78' from the Northwest Corner of Sec. 23, T42S, R16W, SLB&M; and said beginning point being the southeast corner of Colorview Townhomes Phase II as recorded and filed in the office of the Recorder Washington County Utah. Basis of bearing being the centerline of 950 North Street N 89°27'50"E and running thence S 89°27'50"W 41.10'; thence S 40°04'23"W 96.47'; thence N 61°44'43"E 86.87'; thence N 38°53'17"E 42.50' to the point of beginning. Containing 0.051 acres.

Following the placement of any underground sewer line pursuant to this easement, Grantee does agree to restore the surface as near as reasonably possible to the condition in which it existed prior to the installation of such line, to the extent that said surface contains landscaping only and no constructed improvements. Reasonable restoration of the surface shall not preclude the placement by Grantee of manholes where necessary on

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that surface.

Grantee shall maintain easement in good repair so that no unreasonable damage shall result from its use of the easement to any adjacent land of Grantor, its successors and assigns. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement, and to hold Grantor harmless and indemnify it from any loss, liability or expense incurred in connection with the activities of Grantee during the term of the easement herein granted.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this easement this 8th day of June, 1987.

GRANTOR:

Frontier Savings Association

By

*Frank Mummey*  
Frank Mummey, President and Chief Executive Officer

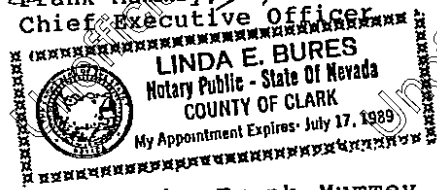
STATE OF

Nevada

SS.

County of

Clark



SUBSCRIBED AND SWORN to before me by Frank Mummey, who acknowledged to me that he is the President of Frontier Savings Association, a Nevada corporation, and that he executed the above easement on behalf of said corporation, this 8th day of June, 1987.

*Linda E. Bures*  
Notary Public

My commission expires: