

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to: SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION and RICK SANT CONSTRUCTION INC. hereinafter referred to as GRANTOR(S), by ASH CREEK SPECIAL SERVICES DISTRICT, hereinafter referred to as GRANTEE, the receipt of which is here by acknowledged, the GRANTOR does hereby grant, transfer, and convey unto the GRANTEE, its successors and assigns, a temporary easement with the right to erect, construct, install, and lay, and thereafter, a perpetual easement to use, operate, inspect, repair, maintain, replace or remove Sewer main line over, across and through the land owned by GRANTOR, or in which GRANTOR claims any interest, situated in Washington County, State of UTAH, together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purposes of this agreement.

The temporary easement shall be 52 feet in width during the period of construction, and upon completion, the perpetual easement shall be 52 feet in width lying beneath and inclusive of the future street right of way lines, the centerline of which is described as follows: (easement begins at point of beginning as described below)
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, T 42 S, R 14 W, SLB&M;
THENCE N 89°44'56" E 2705.82 FEET ALONG THE SOUTH SECTION LINE TO THE SOUTH QUARTER OF SAID SECTION 4;
THENCE N 00°23'37" W 1478.51 FEET FROM THE SOUTH QUARTER ALONG THE CENTER SECTION LINE;
THENCE N 89°52'01" W 178.17 FEET TO A POINT OF TANGENCY WITH A 100 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;
THENCE WESTERLY 21.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°19'56"
THENCE S 77°48'03" W 573.56 FEET TO A POINT OF TANGENCY WITH A 100 FOOT RADIUS CURVE, CONCAVE NORTHERLY;
THENCE WESTERLY 9.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°32'46";
THENCE S 06°39'11" E 69.41 TO A POINT OF TANGENCY WITH A 100 FOOT RADIUS CURVE, CONCAVE WESTERLY;
THENCE SOUTHERLY 24.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°59'03" TO POINT OF COMPOUND CURVATURE WITH A 1397 FOOT RADIUS CURVE, CONCAVE WESTERLY;
THENCE SOUTHERLY 257.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'46", BEING ALSO A POINT ON THE BOUNDARY OF SHADOW RIDGE PHASE I AND ON THE CENTERLINE OF A FUTURE ROAD, BEING ALSO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTHERLY 543.54 FEET ALONG THE ARC OF SAME SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'33".

The consideration hereinabove recited shall constitute payment in full for the above-mentioned easement. The GRANTEE covenants to restore the easement to its original condition and to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

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 have executed this instrument this 18th day of AUGUST, 1994.

Scott Hirschi
Scott Hirschi, Director, State of Utah
School and Institutional Trust Lands Administration

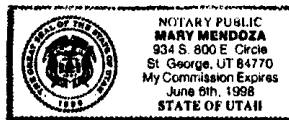
Rick Sant
Rick Sant
President Rick Sant Construction Inc.

STATE OF UTAH,
County of Washington

On the 19th day of August, 1994 the signer(s) of the above instrument personally appeared before me and acknowledged to me that he (they) executed the same.

Notary Public
My Commission Expires:
June 6th 1998

Mary Mendoza
Residing at 934 S 800 E
St George Ut



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APPROVED AS TO FORM

Steve F. Alder

Steve F Alder, Asst. Attorney General
for Jan Graham, Attorney General, State of Utah

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1994 DEC 12 11:56 AM FEE \$10.00 BY CB
FOR: SECURITY TITLE CO