* WASHINGTON CO RECORDS MAR 01 15:35 PM FEE POR: ST GEORGE CITY - ENGINEERING DEPT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid Cottam's Place, LTD., a Utah Limited Partnership, hereinafter referred to as Grantor, by the City of St. George, a Utah Municipal Corporation, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, does hereby grant, transfer and convey to Grantee, its successors and assigns, a 15.0-foot wide perpetual easement to use, operate, inspect, repair, maintain, replace or remove drainage facilities and utility facilities and associated structures under, over, across and through the land owned by Grantor, or which Grantor claims any interest, situated in Washington County, State of Utah, and affected by the legal description as described in Exhibit "A", and shown on the accompanying map, together with the right of ingress and egress over the adjacent lands of the Grantor, its successors and assigns, for the purposes of this easement.

The consideration herein above 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, its successors or assigns. The Grantor agrees not to place any structures within the easement described herein. 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 25 Cottam's Place, LTD a Utah Limited Partnership By: STATEOFUTAH County of Washington On this <u>25</u> 2000, personally appeared before me Edward Cottagn and Dixie S. Cottam, personally known to me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to on this instrument, and acknowledged that they executed the same STATE OF UTAH County of Washington TEBRUARY day of _, 200**0**, personally appeared before me Troy Danklet, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to on this instrument, and acknowledged that he executed the same.

Notary Public

Exhibit "A"

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Beginningat a point which is S 88°39'29"E 4550 feet along section line and S 1°20'31"W 373.45 feet from the Southeast corner of Section 5, Township 43 South, Range 15 West, Salt Lake Base and Meridian; Thence N 48°23'19"W 62.31 feet to the point of curvature of a 3320.84 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 1°41'33", a distance of 98.09 feet (chord bears N = 7°32'33"W 98.09 feet) to a point of tangency; thence 46°41'46"W 113.46 feet to the point of curvature of a 2172.55 fcot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 9°44'45", a distance of 369.54 feet (chord bears N 41°49'24"W 369.09 feet) to a point of tangency; thence N 36°57'02"W 31.34 feet to the point of curvature of a 2540.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 11°25'27", a distance of 506.44 feet (chord bears N 31°14'18"W 505.61 feet to a point of tangency; thence N 25°31 WW 350.97 feet to the point of curvature of a 2600.00 foot radius curve to the light, thence Northwesterly along the arc obsaid curve, through a central angle of 33.29", a distance of 206.84 feet (chord bears N 23°14'50"W 206.79 feet) to point of tangency; thence N 20°58'05"W 9500 feet to the point of curvature of a 2598.1) foot radius curve to the right; thence Northwesterly along the arc of said curve through a central angle of 5°15'45", a distance of 238.63 feet (chord bears N 18°20'13"W 238.55 feet) to a point of tangency; thence N 15°42'20"W 182.78 feet to the point of curvature of a 2740.00 foot fights curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 4°27'35", a distance of 213.27 fee (chord bears N 13°28'35") 213.22 feet) to a point of tangency, thence N 11°14°45"W 34.76 feet to the point of curvature of a 1110.00 foot radius curve to the left; thence Northwesterly along the arc of said curve, through a central angle of 10°55'14", a distance of 211.56 feet (chord bears N 102 21"W 211.25 feet) to a point of tangency; thence N 22°09 58"W 520.08 feet to a point on the arc of a 13156.89 foot radius curve to the left; thence Northwesterly along the arc of said curve, through a central angle of 0°53'59", a distance of 206.60 feet (chord bears N 22°36'57"W 206.59 feet) to a point of tangency; thence N 23°03'57"W 387.31 feet to the point of curvature of a 740.00 foot radius curve to the right; thence Northwesterly along the arc of said curve, through a central angle of 24°11'32", a distance of 312.45 feet (chord bears N 10°58'11"W 310.14 feet) to a point of tangency; thence N 1°07'35"E 1775.57 feet to the point of curvature of a 1040.00 foot radius curve to the left; thence Northwesterly along the arc of said curve, through a central angle of 13°33'39", a distance of 246.15 feed chord bears N 5°40'52"W 245.57 feet and radial line bears S 77°32'18" W) to the south line of Section 5 Township 43 South, Range 15 West of the Salt Lake Base & Meridian; thence S 89°05'41"E 8793 feet along said Section Line to a pum on the arc of a 1120.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°47'23", a distance of 34.98 feet chord bears S 10°34'49"E 34.97 feet) to a point of reverse curvature of a 1196.28 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 16°36 (8), a distance of 343.39 feet (chord bears 5°46'35" E 342.22 feet) to a point of rangency; thence S 2°26'49"W 334.66 feet; thence S 2°26'31"W 181.33 feet: thence N 87°33'38"W 3.35 feet to a point of the arc of a 29.95 foot radius curve to the lett; thence South westerly along the arc of said curve, through a central angle of 36°27'49", a distance of 19.06 feet (chord bears \$ 19°35'3 "W 18.74 feet); thence \$ 1°07'35"W 1112.21 feet to the point of curvature of a 660.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 24°11'32", a distance of 278.67 feet (chord bears \$ 10°58" I"E 276.64 feet to a point of tangency; thence \$ 23°03'57"E 387.31 feet to the point of curvature of a 13236.89 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 0°53'59", a distance of 207.86 feet (chord bears S 22°36'57"E 207.84 feet) to a point of tangency; thence S 22°09'58"E 520.08 feet to the point of curvature of a 1190.00 foot radius curve to the right; thence Southeasterly along the arc of said curve, through a central angle of 10°55'14", a distance of 226.81 feet (chord bears S 16°42'21"E 226.48 feet) to a point of tangency; thence S 11°14'45" 4.76 feet to the point of curvature of \$260.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°27;35 a distance of 207.05 feet (chord beats) 3°28'32"E 206.99 feet) to a point of trangency; thence S 15°42'20"E 182.78 feet to the point of curvature of a 251 (11) foot radius curve to the left; thence southeasterly along the arc of said curve, through a central angle of 5°15'45", a distance of 231.28 feet (chord bears S 18°20 12"E 231.20 feet) to a point of tangency thence S 20°58'05"E 95.00 feet to the point of curvature of a 2520.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 4°33'29", a distance of 200 48 feet (chord bears S 23°14'50"E 200 43 feet) to a point of tangency; thence \$25.31 '34"E 350.97 feet to the point of survature of a 2460.00 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 10°25'27", a distance of 490.49 feet (chord bears S 31°14'17"E 489.66 feet to a point of tangency; thence S 36°57'02"E 3752 feet to the point of curvature of a 209255 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°11'08", a distance of 152.86 feet (chord bears S 39 02 35 E 152.82 feet) to the north line of 2450 South and a point of compound curvature of a 39.37 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 86°45'46", a distance of 59.62 feet (chord bears S 84°31'00"E 54.07 feet) along said north line to a point of reverse curvature of a 220.37 foot radius curve to the right; thence Northeasterly along the arc of said curve, through a central angle of 38°45'26", a distance of 149.08 feet (chord bears N 71°28'51"E 146.26 feet) along said north line to a point of tangency; thence S 89°08'26"E 264.28 feet along said north line; thence S 0°51'34"W 80.00 feel to the south line of 2450 South; thence N 89°08'26"W 264.28 feet along salt south line to the point of curvature of a 130.37 foot radius curve to the left; thence southwesterly along the arc of said curve, through a central angle of 30°01'47" (a distance of 73.56 feet (chord bears S 5°30'46"W 72.70 feet) along said south inc to a point of compound curvature of a 39.37 foot radius curve to the left; thence Southwesterly along the arc of said curve, through a central angle of 106°27'03", a distance of 73.15 feet (chord bears) 7°36'21 W 63.06 feet) along said south line to the east line of River Road and a point of compound curvature of a 2092.55 foot radius curve to the left; thence Southeasterly along the arc of said curve through a central angle of 1°04'35" (a distance of 39.31 feet (chord bears S 46%9 28"E 39.30 feet) along said easterly time of River Road to a point of tangeney, thence S 46°41'46"E 113.46 feet to the point of curvature of a 3240.84 foot radius curve to the left; thence Southeasterly along the arc of said curve, through a central angle of 1°41'33", a distance of o 95 3 feet (chord bears S 47°32'32"E 95.73 feet to a point of tangency; thence S 48°33'19"E 62.31 feet; thence S 41°36 41") 80,00 feet to the point of beginning.