WHEN RECORDED, MAIL TO: Cedar City Corporation 10 N. Main St. Cedar City, UT 84720

# Deed of Easement (City as Grantee)

Part of Tax Parcel(s): B-1117-0012-0000 00810321 B: 1656 P: 249

B: 1656 P: 249 Fee \$0.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2 09/27/2023 01:50:57 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Stamp
KRISTA ALLRED
NOTARY PUBLIC STATE OF UTAH

COMMISSION# 723024 COMM. EXP. 03-08-2026

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to Coal Creek Townhomes, LLC, a Utah limited liability company, hereinafter referred to as GRANTOR, by Cedar City Corporation hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant unto the GRANTEE, its successor and assigns, a permanent easement to thereafter construct, operate, inspect, repair, maintain, replace, and remove Water Lines, Ingress and Egress Access, and Drainage infrastructure over across, beneath and through the land of the GRANTOR situated in Cedar City, Iron County, State of Utah, said land being described as follows:

#### **EASEMENT DESCRIPTION**

See the attached "EXHIBIT A" for the legal description of said Easement.

WITNESS, the hand of said Grantor, this 2157 day of SEPTEMBER, A.D. 2023.	
JOSHUA GREEN (Signature)	MAN AMER
(Type Name)	(Title)
(Signature)	
(Type Name)	(Title)
STATE OF VIPIH  COUNTY OF DAVIS  SS.	
On the date first above written personally appeared, the signer_ of the within and foregoing instrumen the same.	t, who acknowledged to me that _he_ executed
WITNESS my hand and official stamp the	date in this certificate first above written:

COURTESY RECORDING ONLY

My Commission Expires: 03.09.707 (4

Cottonwood Title disclaims any liability as to the condition of title

and as to the content, validity, or effects of this document.

### **EXHIBIT A**

## Public Utility Easement, Drainage Easement, Public Utility Maintenance Access, and Emergency Access Legal Descriptions

A PUBLIC UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT OVER AND IN FAVOR OF CEDAR CITY CORP. FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE AND PURPOSES INCIDENTAL THERETO BASED UPON THE DESIGN DRAWINGS FOR COAL CREEK APARTMENTS OVER PARCEL B-1117-0012-0000 PER WARRANTY DEED BK: 1634 PG: 680, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT \$00°00'00"E 1,613.04 FEET AND \$90°00'00"W 397.29 FEET FROM THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL PER WARRANTY DEED AND LOCATED ON THE WESTERLY I-15 RIGHT OF WAY; THENCE \$89°58'20"W ALONG SOUTH LINE OF SAID PARCEL 48.06 FEET; THENCE N00°00'00"E 88.00 FEET; THENCE N90°00'00"W 199.86 FEET; THENCE N00°33'26"W ALONG THE EASTERLY RIGHT OF WAY 1400 WEST 40.00 FEET; THENCE N90°00'00"E 202.69 FEET; THENCE N00°00'00"E 41.00 FEET; THENCE N90°00'00"W 199.27 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 07°44'01" (RADIUS POINT BEARS \$72°10'38"E); THENCE ALONG SAID 1400 WEST RIGHT OF WAY AND THE ARC OF SAID CURVE 10.12 FEET; THENCE ALONG SAID PROPERTY LINES PER WARRANTY DEED THE REMAINING CALLS, N89°22'48"E 219.80 FEET; THENCE S00°25'16"E 33.00 FEET; THENCE N89°22'48"E 20.00 FEET; THENCE S00°25'54"E ALONG SAID I-15 RIGHT OF WAY 147.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,840 SQUARE FEET OR 0.41 ACRES, MORE OR LESS.

00810321 B: 1656 P: 250