

WHEN RECORDED, MAIL TO:  
City of St. George  
City Attorney's Office  
175 East 200 North  
St. George, Utah 84770

**DOC # 20200005075**

Easements Page 1 of 4  
Russell Shirts Washington County Recorder  
01/30/2020 03:55:22 PM Fee \$ 0.00  
By ST GEORGE CITY



Tax ID No. SGM-5-1-F, SGM-5-3-D, SGM-5-1-D, SGM-5-3-E

**MUNICIPAL UTILITY EASEMENT**

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AMERICA FIRST FEDERAL CREDIT UNION**, Grantor, does hereby grant, bargain, sell, transfer and convey unto **CITY OF ST. GEORGE**, a Utah municipal corporation, Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility and drainage facilities as currently exist and as may be developed from time to time by Grantee, and for other public use, in and along real property owned by Grantors in Washington County, State of Utah, and the easement being more fully described as follows:

See attached Exhibit "A" for Description and Exhibit "B" for Map of said parcel.

TO HAVE AND TO HOLD such property to Grantee, **CITY OF ST. GEORGE**, forever for the uses and purposes normally associated with public uses such as utilities and drainage.

Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. Grantor may not interfere with the easement in any way. If any improvement is installed, built, or placed within the easement by Grantor or their successors or assigns, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights, and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for and damage or loss. Grantor shall pay for any extra costs which Grantee incurs as a result of Grantor burdening the easement. Grantor shall have the right to use the Easement Area for landscaping and other purposes affecting the surface of the easement area at Grantor's sole risk, provided such use shall not interfere with the public utility and drainage facilities

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 10 day of January, ~~2019~~ 2020.

Shari Cheney  
AMERICA FIRST FEDERAL CREDIT UNION

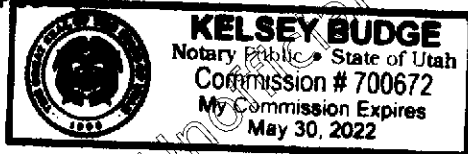
STATE OF UTAH

COUNTY OF Weber

On the 10 day of January, 20 20 personally appeared before me Shari Cheney of **AMERICA FIRST FEDERAL CREDIT UNION**, the signer(s) of the foregoing document, who duly acknowledged to me that HE/SHE/THEY executed the same.

Kelsey Budge  
NOTARY PUBLIC

My Commission Expires: May 30, 2022




ACCEPTANCE OF DEDICATION


The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistence with the above dedication.

Dated this 17 day of January, ~~2019~~ <sup>2020</sup>.

CITY OF ST. GEORGE

  
Jonathan T. Pike, Mayor

ATTEST:

  
Christina Fernandez, City Recorder



Approved as to Form:

 1/17/20  
Victoria H. Hales, Assistant City Attorney



43 South 100 East, Suite 100 T 435.628.6500  
St George, Utah 84770 F 435.628.6553

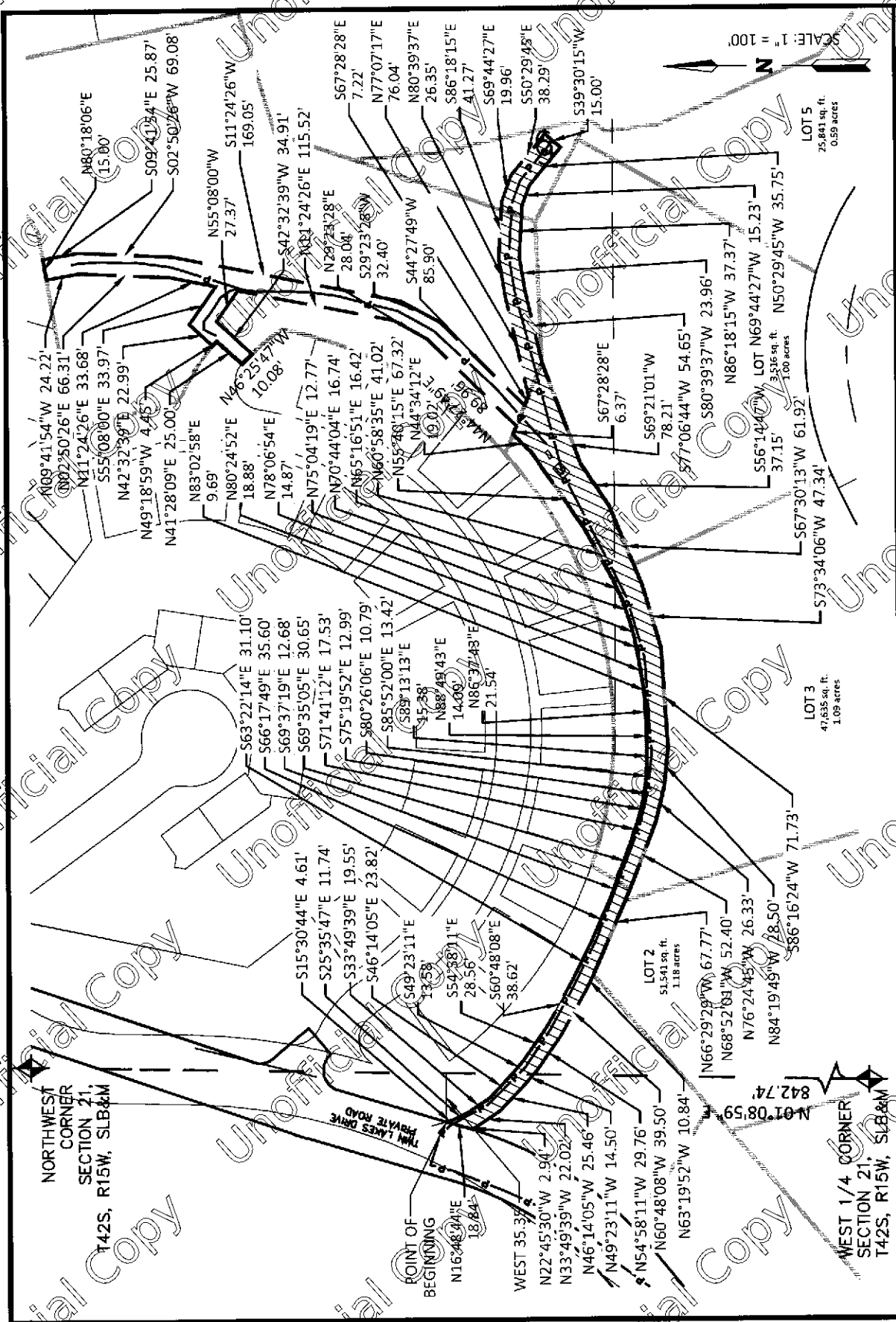
alphaengineering.com

## EXHIBIT "A"

### POWER EASEMENT (December 17, 2019)

Commencing at the West ¼ corner of Section 21, Township 42 South, Range 15 West, Salt Lake Base and Meridian, thence North 01°08'59" East 842.74 feet along the section line; thence West 35.35 feet to the point of beginning, and running thence South 15°30'44" East 4.61 feet; thence South 25°35'47" East 11.74 feet; thence South 33°49'39" East 19.55 feet; thence South 46°14'05" East 23.82 feet; thence South 49°23'11" East 13.58 feet; thence South 54°58'11" East 28.56 feet; thence South 60°48'08" East 38.62 feet; thence South 63°22'14" East 31.10 feet; thence South 66°17'49" East 35.60 feet; thence South 69°37'19" East 12.68 feet; thence South 69°35'05" East 30.65 feet; thence South 71°41'12" East 17.53 feet; thence South 75°19'52" East 12.99 feet; thence South 80°26'06" East 10.79 feet; thence South 85°52'00" East 13.42 feet; thence South 89°13'13" East 15.38 feet; thence North 88°49'43" East 14.09 feet; thence North 86°37'43" East 21.54 feet; thence North 83°02'58" East 9.69 feet; thence North 80°24'52" East 18.88 feet; thence North 78°06'54" East 14.87 feet; thence North 75°04'19" East 12.77 feet; thence North 70°44'04" East 16.74 feet; thence North 65°16'51" East 16.42 feet; thence North 60°58'35" East 41.02 feet; thence North 55°40'15" East 67.32 feet; thence North 44°34'12" East 19.02 feet; thence South 67°28'28" East 6.37 feet; thence North 44°27'49" East 89.96 feet; thence North 29°23'28" East 28.04 feet; thence North 11°24'26" East 115.52 feet; thence North 55°08'00" West 27.37 feet; thence South 42°32'39" West 34.91 feet; thence North 46°25'47" West 10.08 feet; thence North 41°28'09" East 25.00 feet; thence North 49°18'59" West 4.45 feet; thence North 42°32'39" East 22.99 feet; thence South 55°08'00" East 33.97 feet; thence North 11°24'26" East 33.68 feet; thence North 02°50'26" East 66.31 feet; thence North 09°41'54" West 24.22 feet; thence North 80°18'06" East 15.00 feet; thence South 09°41'54" East 25.87 feet; thence South 02°50'26" West 69.08 feet; thence South 11°24'26" West 169.05 feet; thence South 29°23'28" West 32.40 feet; thence South 44°27'49" West 85.90 feet; thence South 67°28'28" East 7.22 feet; thence North 77°07'17" East 76.04 feet; thence North 80°39'37" East 26.35 feet; thence South 86°18'15" East 41.27 feet; thence South 69°44'27" East 19.96 feet; thence South 50°29'45" East 38.29 feet; thence South 39°30'15" West 15.00 feet; thence North 50°29'45" West 35.75 feet; thence North 69°44'27" West 15.23 feet; thence North 86°18'15" West 37.37 feet; thence South 80°39'37" West 23.96 feet; thence South 77°06'44" West 54.65 feet; thence South 69°21'01" West 78.21 feet; thence South 56°14'47" West 37.15 feet; thence South 67°30'13" West 61.92 feet; thence South 73°34'06" West 47.34 feet; thence South 86°16'24" West 71.73 feet; thence North 84°19'49" West 28.50 feet; thence North 76°24'45" West 26.33 feet; thence North 68°52'01" West 52.40 feet; thence North 66°29'29" West 67.77 feet; thence North 63°19'52" West 10.84 feet; thence North 60°48'08" West 39.50 feet; thence North 54°58'11" West 29.76 feet; thence North 49°23'11" West 14.50 feet; thence North 46°14'05" West 25.46 feet; thence North 33°49'39" West 22.02 feet; thence North 22°45'30" West 2.94 feet; thence North 16°48'44" East 18.84 feet to the point of beginning.

Containing 19,187 square feet or 0.44 acres, more or less.



**ALPHA ENGINEERING**  
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**POWER EASEMENT  
 EXHIBIT "B"**