

When Recorded Return To:
City of St. George
City Attorney's Office
175 East 200 North
St. George, Utah 84770

DOC # 20100028381

Easements Page 1 of 4
Russell Shirts Washington County Recorder
08/26/2010 10:51:43 AM Fee \$ 0.00
By SOUTHERN UTAH TITLE CO



Tax ID: ~~56-5-2-32-250~~

PUBLIC EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to Shefco LTD., 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, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace water, utility and sewer facilities and for any other public use, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

See Exhibit C, pages 1 and 2

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with public uses such as utilities and drainage.

Grantor, its successors and assigns shall keep the easement clear of all buildings, structures, or other obstructions. Grantor may not interfere with the easement in any way. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and the City is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss. Grantor shall pay for any costs which Grantee incurs as a result of Grantor burdening the easement in any way.

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.

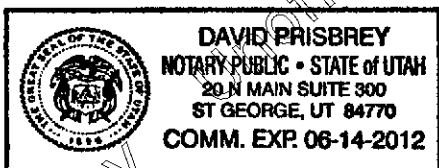
IN WITNESS WHEREOF, the Grantors has executed this instrument this ~~12th~~ day of August, 2010.

GRANTOR:
SHEFCO, LTD

Stephen N. Sheffield
By Stephen N. Sheffield, Trustee of the Stephen
N Sheffield Trust, dated September 10, 1982, General Partner

State of Utah)
County of Washington) ss.

On the 12th day of August, 2010, personally appeared before me Stephen N. Sheffield, who being by me duly sworn did say that he is Stephen N. Sheffield, Trustee of the Stephen N Sheffield Trust, dated September 10, 1982, General Partner of Shefco, LTD and that he executed the foregoing document on behalf of said limited partnership and is authorized and empowered to do so by the express consent of all the partners of the act is for carrying on the partnership business in the usual way.



David Prisbrey
Notary Public

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 consistent with the above dedication.

DATED this 12th day of August, 2010.

CITY OF ST. GEORGE

Gail Bunker
Gail Bunker, Mayor Pro Tem

ATTEST:

Gay Cragun
Gay Cragun, City Recorder

Approved as to form.

Shawn M. Guzman
Shawn M. Guzman, City Attorney

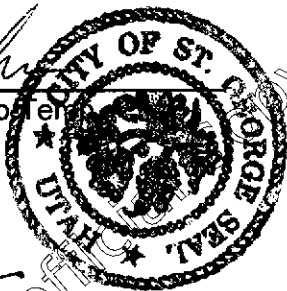
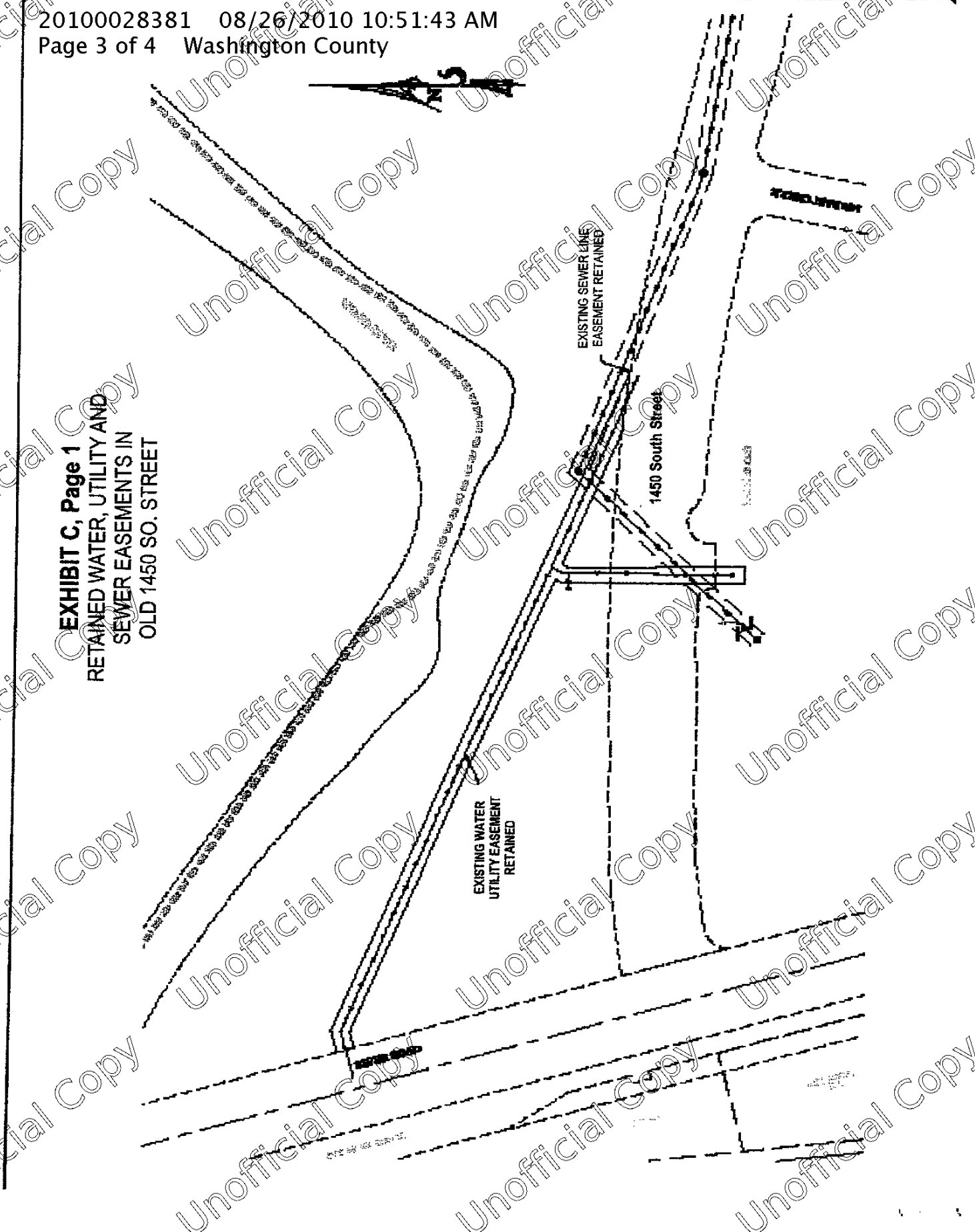




EXHIBIT C, Page 1
RETAINED WATER, UTILITY AND
SEWER EASEMENTS IN
OLD 1450 SO. STREET



EXISTING SEWER LINE
EASEMENT RETAINED

1450 South Street

EXISTING WATER
UTILITY EASEMENT
RETAINED

Unofficial Copy

EXHIBIT C, Page 2

**Public Utility Easement Located in the
Old 1450 South Street**

Beginning at a point being on a curve on the North line of the 1450 South Street Road Dedication Plat, said point being South 00°32'03" West 2,686.48 feet along the section line and South 1,462.21 feet and West 992.71 feet from the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 68°42'02" West 178.14 feet;

thence South 25°00'45" West 6.79 feet;

thence South 00°03'07" East 194.79 feet;

thence South 89°56'53" West 20.00 feet;

thence North 00°03'07" West 199.24 feet;

thence North 25°00'45" East 9.94 feet;

thence North 68°42'02" West 612.05 feet;

thence South 76°01'44" West 20.32 feet more or less to the Easterly line of River

Road;

thence North 17°11'21" West 20.03 feet along the right-of-way line of said River

Road;

thence North 76°01'44" East 27.81 feet;

thence South 68°42'02" East 891.01 feet to the northerly line of said 1450 South

Street Road Dedication Plat;

thence westerly 77.08 feet along an arc of a 2,794.00 foot radius curve to the left (center bears South 07°02'54" West long chord bears North 83°44'31" West 77.07 feet with a central angle of 01°34'50") 1450 along said northerly line of 1450 South Street Road Dedication Plat to the Point of Beginning.