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DOC # 20060042974

Easements Page 1 of 3

Russell Shirts Washington County Recorder  
09/18/2006 02:49:30 PM Fee \$ 15.00 By FIRST TITLE OF UTAH



When Recorded Return to:  
City of St. George  
175 East 200 North  
St. George, Utah 84770  
c/o Catherine Hasfurther, PE

SG-5-2-22-4412

## EASEMENT (Public Utility and Drainage)

A public utility and drainage easement for the purpose of ingress / egress and installation of utilities located in the Northwest Quarter of Section 22 and the Southwest Quarter of Section 15, Township 42 South, Range 15 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Red Cliffs Square, LC** as GRANTORS hereby grant, convey, sell, and set over unto **City of St. George**, hereinafter referred to as GRANTEE, its successors and assigns, a public utility and drainage easement for ingress and egress and installation of utilities to GRANTEE'S property, said public utility and drainage easement, being situate in Washington County, State of Utah, over and through the GRANTORS' land more particularly described as follows:

### 15' Public Utility and Drainage Easement

The Following Description Has Been Rotated To The City HCN:

Basis of Bearing is South 89°03'43" East, between the Northwest Corner of Section 22, and the North Quarter Corner of Section 22, Township 42 South, Range 15 West, Salt Lake Base and Meridian.

-A 15 foot public utility and drainage easement, the northerly, easterly and southerly exterior borders of said easement being described below:

Beginning at a point being 424.91 feet South 89°03'43" East along the section line and 165.90 feet South 00°56'17" West from the Northwest Corner of Section 22, Township 42 South, Range 15 West, Salt Lake Base and Meridian; said point being on a southerly boundary of the "Red Cliffs Drive" right of way (St. George Commercial Center Subdivision, Entry No. 737111 Book: 1428 Page: 2649); and running thence along said "Red Cliffs Drive" the following three (3) courses: North 54°39'25" East, 162.67 feet to a point on a 1400.00 foot radius curve to the right; thence 164.88 feet along said curve through a central angle of 06°44'52" (chord bears North 58°01'51" East, 164.78 feet); thence North 61°24'17" East, 162.88 feet to a point on a 30.00 foot radius curve to the right; thence 48.88 feet along said curve through a central angle of 93°20'45" (chord bears South 71°55'20" East, 43.65 feet); thence South 25°14'58" East, 162.71 feet to a point on a 997.00 foot radius curve to the right; thence 451.50 feet along said curve through a central angle of 25°56'48" (chord bears South 12°16'34" East, 447.65 feet); thence South 00°41'50" West, 339.62 feet to a point on the northerly boundary the "850 North Street" right of way boundary; thence along said right of way boundary the following two (2) courses: 28.32 feet

along a 18.00 foot radius curve to the right through a central angle of 90°08'05" (chord bears South 45°45'53" West, 25.49 feet); thence North 89°10'05" West, 449.26 feet to the point of terminus.

**10' Public Utility and Drainage Easement**

The Following Description Has Been Rotated To The City HCN:

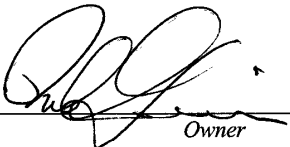
Basis of Bearing is South 89°03'43" East, between the Northwest Corner of Section 22, and the North Quarter Corner of Section 22, Township 42 South, Range 15 West, Salt Lake Base and Meridian.

-A 10 foot public utility and drainage easement, the westerly exterior border of said easement being described below:

Beginning at a point being 424.91 feet South 89°03'43" East along the section line and 165.90 feet South 00°56'17" West from the Northwest Corner of Section 22, Township 42 South, Range 15 West, Salt Lake Base and Meridian; and running thence South 30°59'58" East, 170.36 feet; thence South 59°00'51" West, 10.44 feet; thence South 30°49'29" East, 260.08 feet; thence South 59°05'29" West, 152.68 feet to a point of non-tangency with a 69.49 foot radius curve to the right; thence 85.67 feet along said curve through a central angle of 70°37'56" (chord bears South 20°53'08" West, 80.34 feet); thence South 31°08'38" East, 188.62 feet to the point of terminus.

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress and the installation of utilities in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property. GRANTORS, its officers, employees, agents and assigns shall have the right to use the above-described property except for the purposes for which this public utility and drainage easement is granted to the GRANTEES, its officers, employees, agents and assigns and shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this easement except nor change the contour thereof without the written consent of GRANTEE. This easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

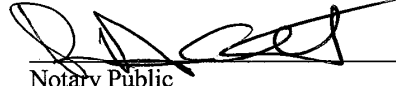
IN WITNESS WHEREOF, the GRANTORS have executed this public utility and drainage easement this 15<sup>th</sup> day of September, 2006

By:  \_\_\_\_\_  
Owner

By: \_\_\_\_\_  
Owner

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF Salt Lake )

On the 15<sup>th</sup> day of September, 2006 personally appeared before me Robert  
D. Irvine who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing  
instrument, who duly acknowledged to me that he/she/they executed the same.



Notary Public  
Residing at:

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_

