

WHEN RECORDED RETURN TO:

WCWCD

533 East Waterworks Dr.
St. George, Utah 84770

DOC # 20170024508

Easements Page 1 of 5
Russell Shirts Washington County Recorder
06/14/2017 02:37:08 PM Fee \$ 0.00
By WASHINGTON COUNTY WATER CONSERV DIST



Space Above This Line for Recorder's Use

Serial No. SG-6-1-23-2302

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this 5th day of JUNE 2017, by Brett Burgess, the Manager of THE LEDGES AT SNOW CANYON, L.L.C., ("Grantor"), in favor of the WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, ("Grantee"), Grantor and Grantee hereinafter jointly referred to as the "Parties."

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"), and intends to develop the Property into a residential subdivision to be known as The Ledges of St. George Northgate Peaks - Phase 2, containing 10 lots ; and

WHEREAS, Grantee has established a water impact fee (Water Availability Fee, "WAF") which is required to be paid prior to issuance of a building permit; and

WHEREAS, Grantor desires to limit the use of water for outside irrigation on the Property and thereby avoid payment of the WAF for areas over 5,000 square feet per lot on the Property; and

WHEREAS, Grantee is willing to waive a portion of the WAF that would otherwise be owed on each lot on the Property and limit the amount paid per lot to the amount applicable to one equivalent residential unit as set forth in the Grantee's Capital Facilities Plan ("CFP"), subject to the conditions set forth herein; and

WHEREAS, Grantor intends, as owner of the Property, to convey to Grantee the right to ensure that water used for outside irrigation is limited as set forth herein or, if such water use is not limited, to collect the WAF which would otherwise have been owed.

NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, including the mutual covenants, terms, conditions, and restrictions contained herein, the Grantor does hereby voluntarily grant and convey to Grantee a water conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

1. **Purpose.** The purposes of this Easement are to ensure that water used for outside irrigation on the Property is limited as set forth herein or, if such water use is not limited, to allow the Grantee to collect the WAF which would otherwise have been owed. Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with this Easement and the provisions of this Easement. The Grantor executes this Easement to be recorded and which shall be an encumbrance upon the Property.

2. **Rights of Grantee.** To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

(a) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor and Grantee shall not unreasonably interfere with Grantors' use and quiet enjoyment of the Property;

(b) To remedy any violation of this Easement as set forth below.

3. **City Ordinances.** The Grantor agrees to comply with any ordinance passed by the City which applies to the Property restricting outside irrigation or imposing water conservation rates, even if subsequently passed.

4. **Prohibited Uses.** Any activity which increase the total are of landscaping requiring irrigation on the Property to more than five thousand (5,000) square feet per lot is prohibited.

5. **Reserved Rights.** Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein.

6. General Provisions.

(a) Duration of Easement. This easement shall continue in perpetuity.

(b) Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

7. Violations and Remedies. Grantee may enforce the terms and conditions of this Easement as follows:

(a) Remedies. If Grantee believes that Grantor is in violation of the terms of this easement or that a violation is threatened, Grantee shall give written notice to Grantor of the alleged violation and request corrective action. Grantor and Grantee agree to endeavor in good faith to resolve any dispute regarding any alleged violation of the easement. If Grantor and Grantee are unable to resolve a dispute regarding an alleged violation within 45 days from Grantor's receipt of written notice, Grantor shall pay to Grantee the WAF owed in that year for every square foot in excess of 10,000 (for example, if the lot is 12,000 sf, the impact fee would be owed for an additional 2,000 sf).

(b) Costs of Enforcement. The parties shall bear their own costs, including attorney's fees, in any action brought with respect to this easement.

(c) Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her hand on the day and year first above written.

Signatures on succeeding page

/

/

/

/

GRANTOR

By: 

Name: Brett Burgess
Manager, The Ledges at Snow Canyon, L.L.C.,

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 5 day of June, 2017, personally appeared before me,
Brett Burgess, Manager of The Ledges at Snow Canyon, L.L.C.. a Utah Limited Liability
Company, hereinafter "LIMITED LIABILITY COMPANY", who acknowledged to me that he
executed the foregoing instrument on behalf of the LIMITED LIABILITY COMPANY, by
appropriate authority, and that the document was the act of said LIMITED LIABILITY
COMPANY for its stated purpose




NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE LEDGES OF ST. GEORGE NORTHGATE PEAKS - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 88°52'06" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN LINE, A DISTANCE OF 330.304 FEET AND NORTH 1206.479 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23. (BASIS OF BEARING BEING SOUTH 88°40'34" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 22 AND THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN), AND RUNNING THENCE NORTH 04°29'03" WEST 11.440 FEET; THENCE NORTH 01°47'31" WEST 76.502 FEET; THENCE NORTH 06°56'09" EAST 315.245 FEET; THENCE NORTH 05°36'49" EAST 57.500 FEET; THENCE SOUTH 84°23'11" EAST 122.816 FEET; THENCE SOUTH 89°34'24" EAST 165.049 FEET; THENCE SOUTH 00°17'43" WEST 32.500 FEET; THENCE SOUTH 05°10'21" WEST 107.302 FEET; THENCE SOUTH 06°55'40" WEST 100.668 FEET; THENCE SOUTH 05°33'25" WEST 105.146 FEET; THENCE SOUTH 00°25'36" WEST 106.252; THENCE SOUTH 03°59'16" EAST 13.547 FEET TO THE NORTHEAST CORNER OF SAID LEDGES OF ST. GEORGE NORTHGATE PEAKS - PHASE 1 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) SOUTH 85°30'57" WEST 148.279 FEET; (2) NORTH 04°29'03" WEST 35.549 FEET TO A POINT OF CURVATURE; (3) RUNNING SOUTHWESTERLY ALONG THE ARC OF A 620.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°28'54", A DISTANCE OF 5.213 FEET; AND (4) SOUTH 85°59'51" WEST 145.027 FEET TO THE POINT OF BEGINNING.

CONTAINS 135,055 SQ. FT., (3.100 ACRES)