

WHEN RECORDED RETURN TO:

Washington County Water Conservancy District
533 East Waterworks Dr.
St. George, Utah 84770

DOC # 20170025192

Easements Page 1 of 5
Russell Shirts Washington County Recorder
06/19/2017 02:15:35 PM Fee \$ 0.00
By WASHINGTON COUNTY WATER CONSERV DIST



Space Above This Line for Recorder's Use

Serial No. W-5-3-1-4311

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this 9th day of June, 2017 [NAME] Troy Ence, [TITLE] Manager of [BUSINESS NAME] Faction, LLC the ("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 Sugar Plum, Phase 3, containing 38 lots; and in the Fields

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 increases the total area 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

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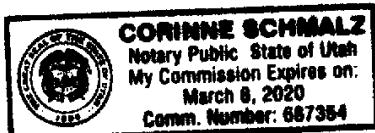
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GRANTOR Faction, LLC

By: _____
Name: Troy Ence
Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 9th day of June, 2017, personally appeared before me
[NAME] Troy Ence, [TITLE] Manager of the
Faction, LLC, hereinafter "CORPORATION/PARTNERSHIP", who
acknowledged to me that he/she executed the foregoing instrument on behalf of the
CORPORATION/PARTNERSHIP, by appropriate authority, and that the document was the act
of CORPORATION/PARTNERSHIP for its stated purpose.



Corinne Schmoyer
NOTARY PUBLIC

Exhibit A

Metes and Bounds Description

Parent Parcel: W-5-3-1-4311

BEGINNING ALONG THE WEST SECTION LINE S 0°59'39" W 829.07 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 2 AS RECORDED AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND RUNNING ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES; (1) THENCE S 89°00'21" E 210.00 FEET; (2) THENCE N 0°59'39" E 10.47 FEET; (3) THENCE S 89°23'42" E 570.00 FEET; (4) THENCE S 75°28'16" E 123.10 FEET; THENCE S 27°45'13" W 152.38 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 24°40'32" W; THENCE ALONG THE ARC OF SAID CURVE 32.91 FEET THROUGH A CENTRAL ANGLE OF 10°46'35"; THENCE S 13°53'57" W 97.93 FEET; THENCE N 89°23'42" W 19.31 FEET; THENCE S 10°06'47" W 153.83 FEET TO A POINT ON A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 10°06'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.74 FEET; THENCE N 89°23'42" W 59.45 FEET; THENCE S 0°36'18" W 59.83 FEET; THENCE S 40°08'14" W 52.08 FEET; THENCE S 19°42'38" W 126.23 FEET; THENCE S 27°45'13" W 50.00 FEET; THENCE S 25°09'37" W 94.80 FEET; THENCE N 89°23'42" W 419.89 FEET; THENCE N 0°59'39" E 292.22 FEET TO A POINT OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 224.11 FEET THROUGH A CENTRAL ANGLE OF 22°19'54" TO A POINT OF A 225.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 70.21 FEET THROUGH A CENTRAL ANGLE OF 17°52'46" TO A POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 33.11 FEET THROUGH A CENTRAL ANGLE OF 94°50'29"; THENCE N 89°23'42" W 67.94 FEET TO A POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 20.98 FEET THROUGH A CENTRAL ANGLE OF 3°12'21"; THENCE N 86°11'21" W 50.40 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1; THENCE N 0°59'39" E 137.55 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 10.541 ACRES OR 459,166 SQ FT

Said Parcel shall include the following Lots within Phase 3 of Sugar Plum in the Fields Subdivision, upon recordation of said Official Plat, as follows:

All of lot numbers 127 through 130, inclusive; and 132 through 142, inclusive; and 146 through 159, inclusive; and 162 through 169, inclusive; and 206 in Sugar Plum in the Fields Subdivision, Phase 3 which is located in Section 1, Township 43 South, Range 15 West, SLB&M, Washington County, Utah, as per plat thereof recorded in the office of the Washington County Recorder, State of Utah.

District Initials: MM

Owner Initials: BB