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WHEN RECORDED RETURN TO:
WCWCD
533 East Waterworks Dr.
St. George, Utah 84770

DOC # 20190010403

Easements
Page 1 of 5
Russell Shirts Washington County Recorder
03/22/2019 10:10:15 AM Fee \$ 0.00
By WASHINGTON COUNTY WATER CONSERV DIST



Space Above This Line for Recorder's Use

Serial No. SG-5-3-32-1112

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this
19 day of MARCH 2019, by Troy Ence, the Manager of FACTION, 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 White Sands –
Phase 4b containing 8 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 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.

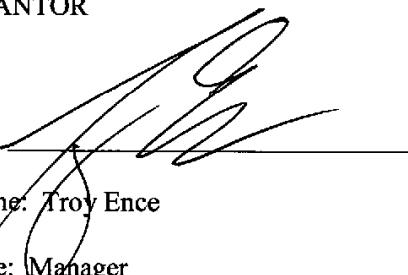
TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

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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GRANTOR

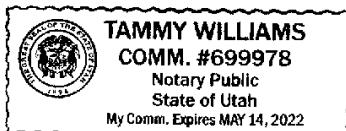
By: 

Name: Troy Ence

Title: Manager

STATE OF UTAH)
COUNTY OF WASHINGTON)
) ss.

On this the 19 day of March, 2019, before me
Tammy Williams, a notary public, personally appeared Troy Ence, proved on
the basis of satisfactory evidence to be the person whose name is subscribed to in this document,
and acknowledged they executed the same.



Tammy Williams
NOTARY PUBLIC

EXHIBIT A**LEGAL DESCRIPTION**

BEGINNING AT THE BOUNDARY CORNER COMMON TO THE WHITE SANDS – PHASE 1, WHITE SANDS – PHASE 2 AND WHITE SANDS – PHASE 4A SUBDIVISIONS, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°45'43" WEST ALONG THE SECTION LINE, A DISTANCE OF 83.356 FEET AND SOUTH 01°14'17" WEST 864.147 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 88°43'03" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 33), AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WHITE SANDS – PHASE 4A SUBDIVISION THE FOLLOWING (6) SIX COURSES: (1) NORTH 62°50'57" EAST 84.985 FEET; (2) NORTH 62°40'12" EAST 84.980 FEET; (3) NORTH 63°13'12" EAST 123.321 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS NORTH 63°13'12" EAST); (4) RUNNING NORTHWESTERLY ALONG THE ARC OF A 1000.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°04'53", A DISTANCE OF 1.420 FEET; (5) NORTH 63°18'05" EAST 25.000 FEET; AND (6) NORTH 62°40'50" EAST 108.054 FEET; THENCE SOUTH 27°52'38" EAST 100.350 FEET; THENCE NORTH 62°10'13" EAST 5.238 FEET; THENCE SOUTH 27°46'55" EAST 159.985 FEET; THENCE SOUTH 27°48'48" EAST 41.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 27°48'48" EAST); THENCE ALONG THE ARC OF A 2949.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°11'24", A DISTANCE OF 61.253 FEET; THENCE SOUTH 60°59'49" WEST 389.337 FEET TO THE SOUTHEASTERLY BOUNDARY CORNER OF SAID WHITE SANDS – PHASE 1 SUBDIVISION; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) FOUR COURSES: (1) NORTH 29°07'02" WEST 41.000 FEET; (2) NORTH 26°39'52" WEST 116.099 FEET; (3) NORTH 63°20'08" EAST 14.365; AND (4) NORTH 26°39'52" WEST 157.231 FEET TO THE POINT OF BEGINNING.

CONTAINS 135,142 SQ. FT., (3.102 ACRES)