



WHEN RECORDED RETURN TO:
Name: Red Cliffs Square, LC
Address: 2258 East 7800 South
Cottonwood Heights, Utah 84121

PRIVATE STORM DRAIN EASEMENT

This Easement is made this 14 day of February, 2020, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RED CLIFFS SQUARE, LC, a Utah limited liability company, GRANTOR, hereby convey, grant, create and establish a Private Storm Drain Easement for the conveyance of water over and across a portion the Grantors land, situate in Washington County, State of Utah, described as follows:

See Exhibit "A" and Exhibit "B" attached hereto.

Part of Tax Parcel No.: SG-5-2-22-4412

It is intended that the easement, covenants and conditions set forth herein shall run with the real property described, and shall be perpetual, and shall bind every person having any fee, leasehold or other interest therein and their respective successors and/or assigns.

WITNESS, the hand of said Grantor this 14 day of February, 2020

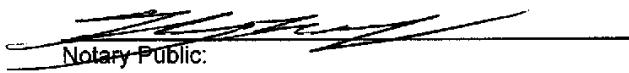
Grantor

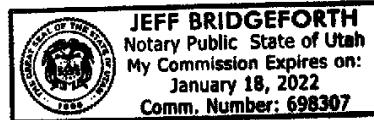

RED CLIFFS SQUARE, LC a Utah limited liability company
By: Managing Member
IRVINE CONSTRUCTION AND REALTY, a Utah corporation
By: R. Scott Irvine, President

STATE OF Utah
ss.
COUNTY OF Salt Lake}

The foregoing instrument was acknowledged before me this 14 day of February, 2020, by R. Scott Irvine, whom being duly sworn did say that he is the President of IRVINE CONSTRUCTION AND REALTY, a Utah corporation, Managing Member of RED CLIFFS SQUARE, LC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Red Cliffs Square, LC by authority granted in its Operating Agreement and that the said R. Scott Irvine duly acknowledged to me that he executed the same in such capacity.

My commission expires 11/18/22. Witness my hand and official seal.


Notary Public:





Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
St. George, Utah
www.bushandgudgell.com

LEGAL DESCRIPTION
PRIVATE STORM DRAIN EASEMENTS
EXHIBIT "A"

PRIVATE STORM DRAIN EASEMENTS LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT A

A 28.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT BEING 14.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT SOUTH 89°03'43" EAST 1013.38 FEET ALONG THE SECTION LINE AND SOUTH 615.15 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°41'50" WEST 195.48 FEET TO THE POINT OF TERMINUS.

EASEMENT B

A 25.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT SOUTH 89°03'43" EAST 756.22 FEET ALONG THE SECTION LINE AND SOUTH 94.73 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 29°16'43" EAST 135.92 FEET; THENCE SOUTH 28°56'17" EAST 129.16 FEET; THENCE SOUTH 67°12'18" EAST 135.77 FEET; THENCE SOUTH 03°49'55" EAST 210.88 FEET TO THE POINT OF TERMINUS.

EASEMENT C

A 25.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT SOUTH 89°03'43" EAST 855.05 FEET ALONG THE SECTION LINE AND SOUTH 426.85 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 17°22'59" EAST 69.43 FEET; THENCE SOUTH 06°28'21" EAST 112.76 FEET; THENCE SOUTH 02°42'20" EAST 212.12 FEET; THENCE SOUTH 85°34'07" EAST 125.86 FEET TO THE POINT OF TERMINUS.

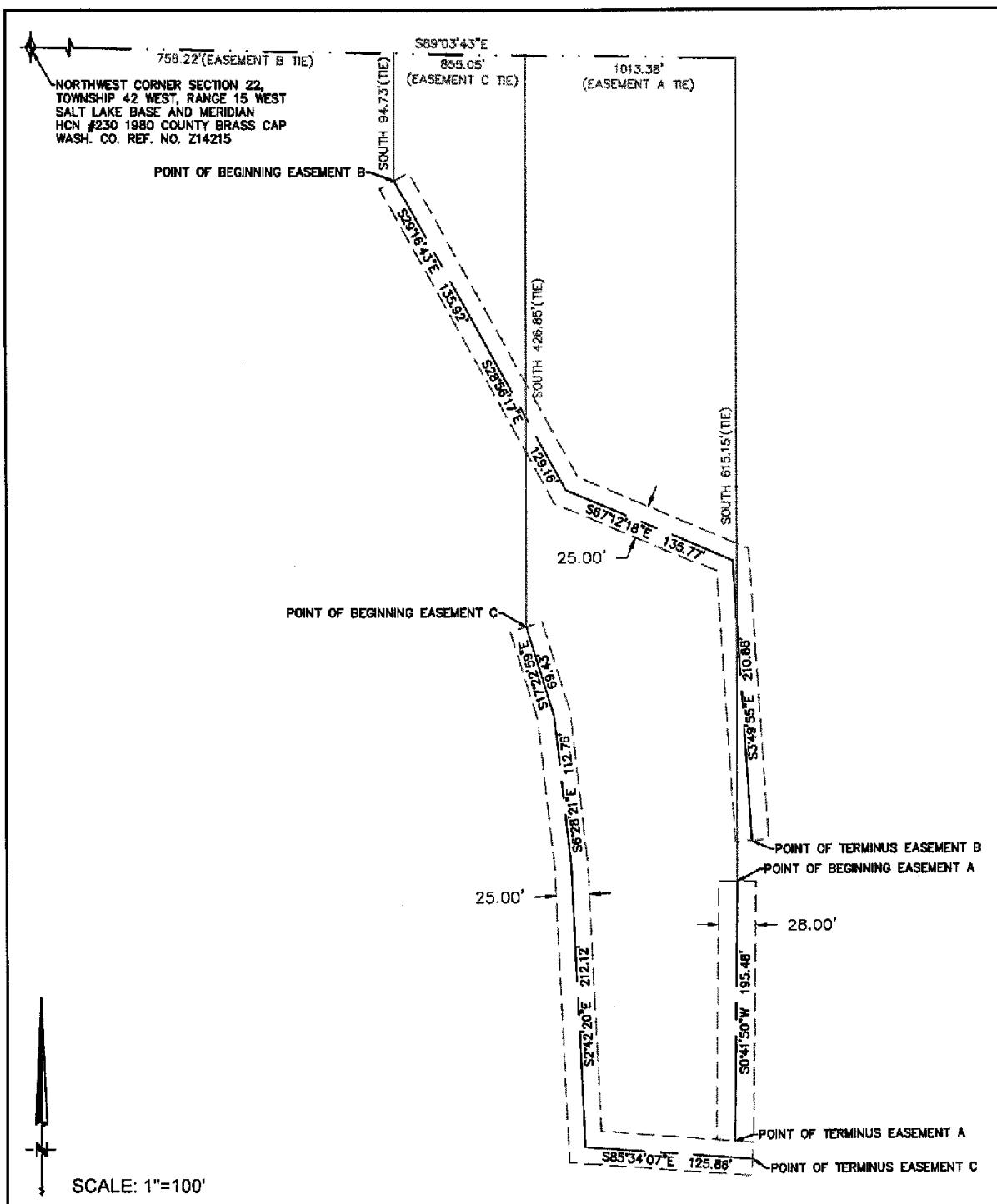


EXHIBIT B
PRIVATE STORM DRAIN EASEMENT
B&G 191225



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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