

DOC # 20200011444

WHEN RECORDED RETURN TO:  
 Name: Red Cliffs Square, LC  
 Address: 920 East Wood Oak Lane #200  
 Salt Lake City, Utah 84117

Easements Page 1 of 3  
 Russell Shirts Washington County Recorder  
 03/06/2020 10:50:23 AM Fee \$ 40.00  
 BY BUSH AND GUDGELL



## PRIVATE STORM DRAIN EASEMENT

This Easement is made this 5<sup>th</sup> day of March, 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 5<sup>th</sup> day of March, 2020

Grantor

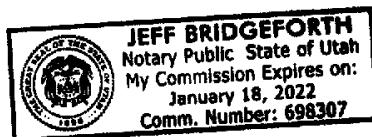
  
 RED CLIFFS SQUARE, LC, a Utah limited liability company  
 By: Managing Member:  
 IRVINE CONSTRUCTION AND REALTY, a Utah corporation  
 By: R. Scott Irvine, President

STATE OF Utah  
 ss.  
 COUNTY OF Salt Lake}

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 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](http://www.bushandgudgell.com)

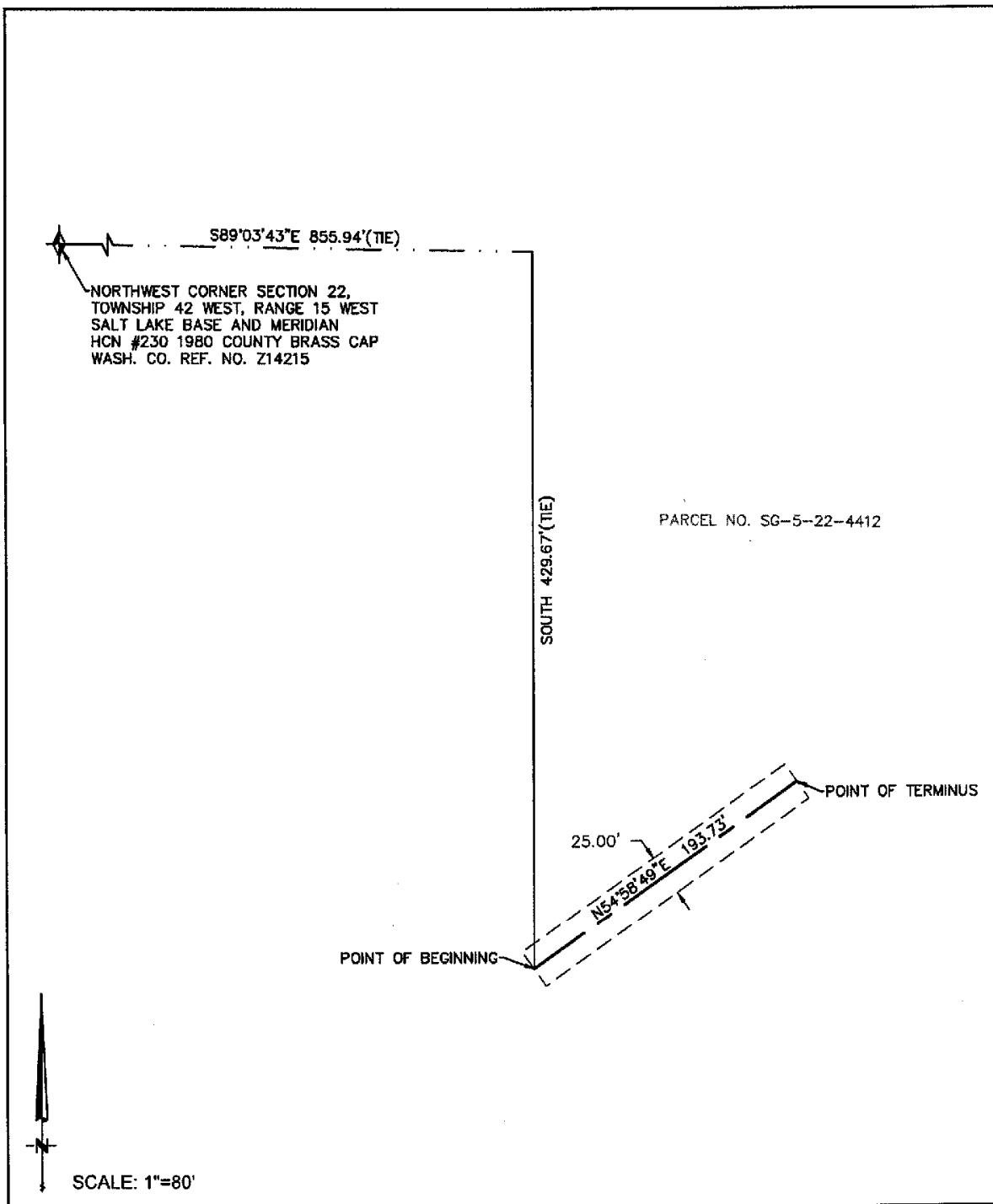
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**LEGAL DESCRIPTION**  
**PRIVATE STORM DRAIN EASEMENT**  
**EXHIBIT "A"**

A 25.00 FOOT PRIVATE STORM DRAIN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT SOUTH 89°03'43" EAST 855.94 FEET ALONG THE SECTION LINE AND SOUTH 429.67 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 54°58'49" EAST 193.73 FEET TO THE POINT OF TERMINUS.

(PARCEL NO. SG-5-22-4412)



**EXHIBIT B**  
PRIVATE STORM DRAIN EASEMENT  
B&G 191225



**BUSH & GUDGELL, INC.**  
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