

Easements Page 1 of 3  
 Russell Shirts Washington County Recorder  
 03/31/2020 03:53:09 PM Fee \$40.00 By  
 VANGUARD TITLE INSURANCE AGENCY, LLC-  
 ST GEORGE BLVD

When Recorded Return To:  
 Washington City  
 111 North 100 East  
 Washington, UT 84780

Tax ID: W-4-2-19-306  
 Tax ID: W-4-2-19-3051

**PUBLIC UTILITY EASEMENT**

That in consideration of Ten Dollars and other good and valuable consideration paid to M and K Southern Utah Holdings, LLC, a Utah Limited Liability Company, herein referred to as Grantors, by Washington City, a Utah Municipal Corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility facilities and for other public use, in and along real property owned by Grantor in Washington County, State of Utah, and the easement approximately 10 feet X 200 feet and being more fully described as follows:

*See Exhibit A & B attached hereto and make a part hereof.*

TO HAVE AND TO HOLD such property to Grantee forever for the uses and purposes normally associated with public utility uses.

Grantor, its successors and assigns, may not install, build, place, cause or allow anything to be installed, built, or placed in the easement. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and the City is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this Instrument  
 This \_\_\_\_\_ day of \_\_\_\_\_ 2020.

GRANTOR: M and K Southern Utah Holdings, LLC,  
 a Utah Limited Liability Company

By: *John Cott Cottrell*

Its: \_\_\_\_\_

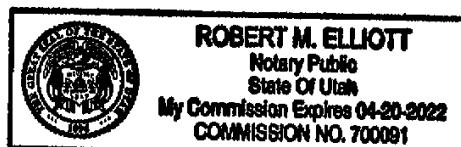
STATE OF UTAH

SS:

COUNTY OF WASHINGTON )

On the 30 day of March 2020, personally appeared before me Kirk Grant COTTERAIL, MANAGER to me known to be the individual described in and who executed the document annexed hereto and who executed the same in my presence or acknowledged said signature as a true and free act and deed, before me.

NOTARY PUBLIC





**Bush and Gudgell, Inc.**  
Engineers • Planners • Surveyors  
St. George, Utah  
[www.bushandgudgell.com](http://www.bushandgudgell.com)

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EXHIBIT "A"

Parcel No. W-4-2-19-306  
Parcel No. W-4-2-19-3051

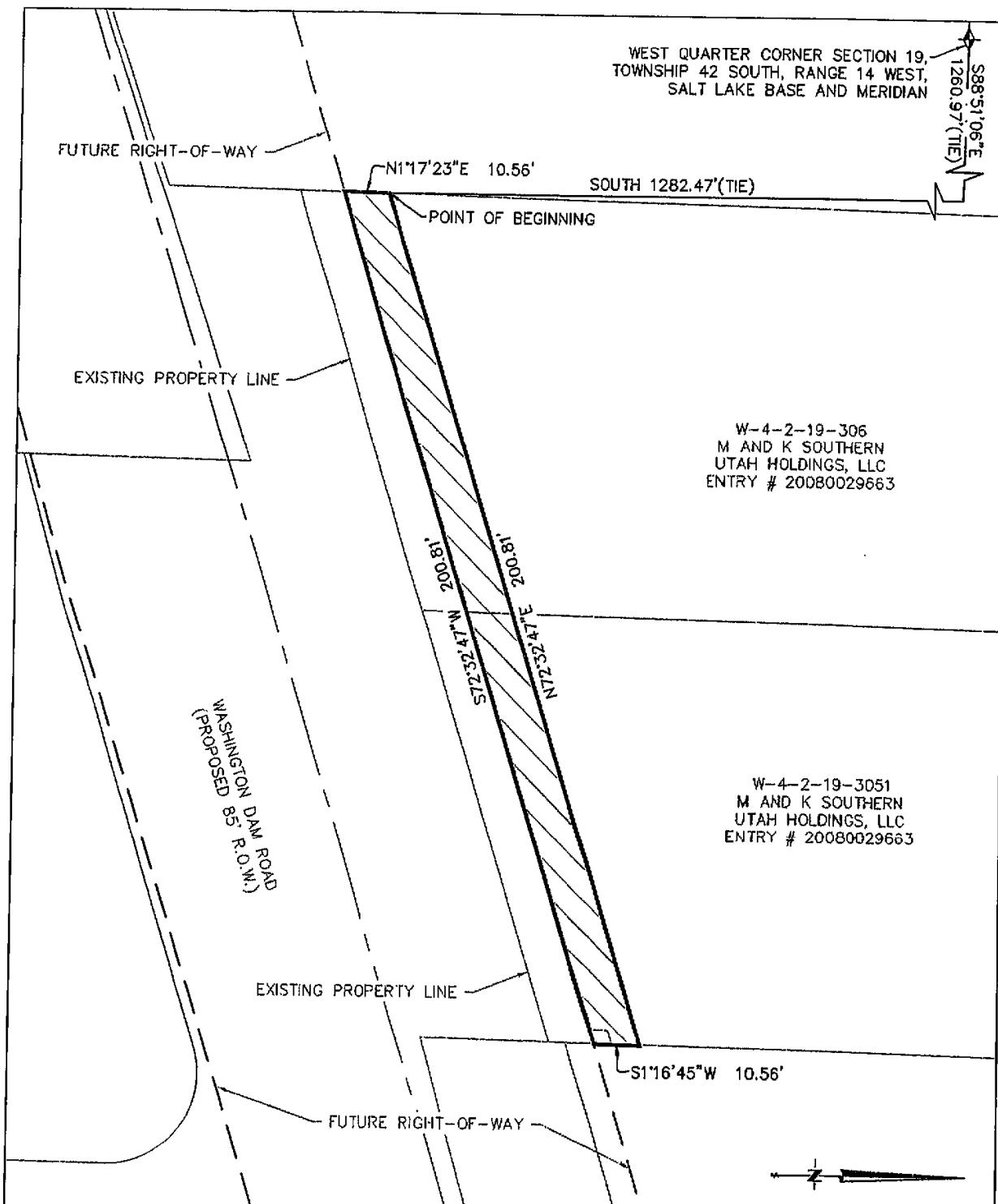
A ten foot (10.00') Public Utility Easement located in the Southwest Quarter of Section 19, Township 42 South, Range 14 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point on the West line of Grantors parcel conveyed by that certain Warranty Deed Document No. 20080029663 Official Records Washington County, said point lies South 88°51'06" East along the West Center Quarter Section line 1261.19 feet and South 1282.47 feet, from the West Quarter Corner of said Section 19, and running thence North 72°32'47" East 200.81 feet to the East line Grantors parcel, thence South 01°16'45" West 10.56 feet to the Northerly Right of Way line of Washington Dam Road, thence South 72°32'47" West along said Right of Way 200.81 feet, to the West line of Grantors parcel, thence North 01°17'23" East along said line 10.56 feet to the point of beginning.

Encompasses 2,008 square feet or 0.05 acres.

Note: Easement bearings rotated clockwise 01°16'45" from deed description to match West Center Quarter section line said Section 19.

171044  
By: DGM  
Ck: BRS  
02/13/2020



**EXHIBIT B**

PARCEL W-4-2-19-306 & W-4-2-19-3051  
B&G 171044



**BUSH & GUDGELL, INC.**

Engineers - Planners - Surveyors  
205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 673-2337 / Fax (435) 673-3181