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DOC # 20200026915

Easements Page 1 of 5
Russell Shirts Washington County Recorder
05/29/2020 01:17:43 PM Fee \$ 0.00
By WASHINGTON COUNTY WATER CONSERV DIST



WHEN RECORDED RETURN TO:

WCWCD

533 East Waterworks Dr.

St. George, Utah 84770

Space Above This Line for Recorder's Use

Serial No. SG-5-3-33-414

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this
26 day of May, 2020, by Rick Salisbury, the Manager of SALISBURY
LAND, 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 Sage Canyon -
Phase 10 containing 24 lots; and

WHEREAS, Grantee has established a water impact fee ("IMPACT FEE") 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 IMPACT FEE for areas over 5,000 square feet per lot on the Property;
and

WHEREAS, Grantee is willing to waive a portion of the IMPACT FEE 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 Impact Fee Facilities Plan ("IFFP"), 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 IMPACT FEE 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 IMPACT FEE 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 IMPACT FEE 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: [Signature]

Salisbury Land, L.L.C.
Rick Salisbury, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this the 26 day of May, 2020, before me
Justin Gee, a notary public, personally appeared Rick Salisbury,
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.



[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWESTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 9 SUBDIVISION AND THE NORTHEASTERLY BOUNDARY CORNER OF THE SAGE CANYON - PHASE 6 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT BEING SOUTH 88°43'03" EAST ALONG THE SECTION LINE, A DISTANCE OF 617.789 FEET AND SOUTH 01°16'57" WEST 1503.699 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 SAID SAGE CANYON - PHASE 9 SUBDIVISION BOUNDARY THE FOLLOWING (6) SIX COURSES: (1) NORTH 63°02'58" EAST 17.500 FEET; (2) NORTH 63°02'55" EAST 558.065 FEET; (3) NORTH 63°02'29" EAST 45.000 FEET; (4) NORTH 27°03'14" WEST 3.402 FEET; (5) NORTH 63°01'47" EAST 553.441 FEET; AND (6) NORTH 64°37'55" EAST 25.000 FEET; THENCE SOUTH 25°22'05" EAST 286.093 FEET; THENCE SOUTH 64°37'55" WEST 25.000 FEET; THENCE SOUTH 64°50'35" WEST 99.370 FEET; THENCE SOUTH 64°28'13" WEST 447.944 FEET; THENCE SOUTH 63°23'38" WEST 45.000 FEET; THENCE NORTH 26°36'22" WEST 5.771 FEET; THENCE SOUTH 63°23'38" WEST 102.505 FEET; THENCE SOUTH 65°16'53" WEST 176.120 FEET; THENCE SOUTH 63°20'40" WEST 88.000 FEET; THENCE SOUTH 63°16'45" WEST 88.000 FEET; THENCE SOUTH 63°23'38" WEST 102.531 FEET; THENCE SOUTH 63°17'27" WEST 17.500 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 63°17'27" WEST), SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF SAID SAGE CANYON - PHASE 6 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.500 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°07'36", A DISTANCE OF 11.075 FEET; (2) NORTH 26°50'09" WEST 231.971 FEET TO A POINT OF CURVATURE; AND (3) RUNNING NORTHWESTERLY ALONG THE ARC OF A 5007.501 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°06'56", A DISTANCE OF 10.102 FEET TO THE POINT OF BEGINNING.

CONTAINS 320,066 SQ. FT., (7.348 ACRES)