

WHEN RECORDED RETURN TO:

Washington County Water Conservancy District
533 East Waterworks Dr.
St. George, Utah 84770

DOC # 20200047897

Easements Page 1 of 5
Russell Shirts Washington County Recorder
09/03/2020 10:17:21 AM Fee \$ 0.00
By WASHINGTON COUNTY WATER CONSERV DIST



Space Above This Line for Recorder's Use

Serial No. SG-5-3-10-312

WATER CONSERVATION EASEMENT

THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this 31st day of August, 2020, Brett Burgess and Jeff Burgess, Managers of 3000 EAST HOLDINGS, L.L.C., the ("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 The Arbors - Phase 10, containing 18 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

GRANTOR

By: Brett Burgess

Name: Brett Burgess
Title: Manager

By: Jeff Burgess

Name: Jeff Burgess
Title: Manager

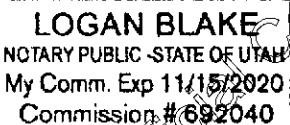
STATE OF UTAH

COUNTY OF WASHINGTON

) ss.

On this the 28 day of August, 2020, before me
Logan Blake, a notary public, personally appeared Brett Burgess, 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.

Logan Blake
Notary Public



STATE OF UTAH

COUNTY OF WASHINGTON

) ss.

On this the 31 day of August, 2020, before me
Logan Blake, a notary public, personally appeared Jeff Burgess, 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.

Jeff Burgess
Notary Public



EXHIBIT A

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THE ARBORS - PHASE 8 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 88°42'32" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1918.590 FEET FROM THE CENTER QUARTER CORNER OF SECTION 10, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING SOUTH 88°48'18" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 10), AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 00°42'50" WEST 389.563 FEET; (2) NORTH 88°42'38" WEST 95.524 FEET; (3) SOUTH 01°17'22" WEST 60.000 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 01°17'22" WEST); (4) RUNNING SOUTHEASTERLY ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.416 FEET; AND (5) SOUTH 01°17'22" WEST 106.952 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE ARBORS - PHASE 4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTRY RECORDER'S OFFICE; THENCE NORTH 88°42'38" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 173.756 FEET TO THE NORTHEAST BOUNDARY CORNER OF THE ARBORS - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (4) FOUR COURSES: (1) NORTH 89°17'12" WEST 188.975 FEET; (2) NORTH 00°42'50" EAST 14.853 FEET; (3) NORTH 88°42'38" WEST 201.076 FEET; AND (4) NORTH 89°17'10" WEST 14.000 FEET TO A POINT ON THE EASTERNLY RIGHT-OF-WAY LINE OF LITTLE VALLEY ROAD, AS DEDICATED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°42'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 629.736 FEET; THENCE SOUTH 88°42'42" EAST 590.721 FEET; THENCE SOUTH 88°43'29" EAST 64.496 FEET TO THE NORTHWEST BOUNDARY CORNER OF SAID ARBORS - PHASE 8 SUBDIVISION; THENCE SOUTH 00°42'50" WEST ALONG SAID SUBDIVISION BOUNDARY, A DISTANCE OF 66.053 FEET TO THE POINT OF BEGINNING.

CONTAINS 402,808 SQ. FT., (9.247 ACRES)