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When Recorded Return To:
City of St. George
City Attorney's Office
175 East 200 North
St. George, Utah 84770

DOC # 20200069432

Easements Page 1 of 4
Russell Shirts Washington County Recorder
12/03/2020 12:13:27 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-5-2-32-232112

PUBLIC STORM DRAIN EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to River Road Investments L.L.C, a Utah Limited Liability Company, Grantor, by the City of St. George, a Utah municipal corporation, Grantee, the receipt of which is hereby acknowledged, 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 drainage facilities; for unimpeded perpetual ingress and egress for vehicular and pedestrian traffic over, upon and across the roads, driveways, access ways, entrances, exits and sidewalks as such currently exist and as may be developed from time to time by Grantor; and for other public use, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with municipal uses such as utilities and drainage.

Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. Grantor may not interfere with the easement in anyway. If any improvement is installed, built, or placed within the easement by Grantor or its successors or assigns, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss. Grantor shall pay for any extra costs which Grantee incurs as a result of Grantor burdening the easement.

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 has executed this instrument this 25 day of September, 2020.

GRANTOR: River Road Investments L.L.C, a Utah Limited Liability Company

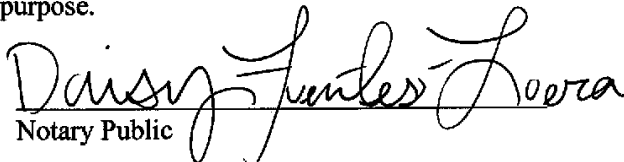

Manager

1

SS.

1

On the 25 day of Sept. 2020, before me, Daisy Fuentes-Loera, a notary public, personally appeared Stephen N. Sheffield proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same voluntarily for its stated purpose.



Notary Public

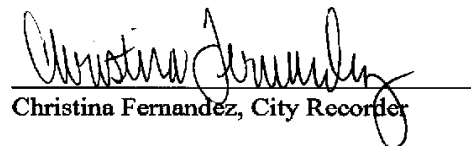
The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

DATED this 22 day of NOVEMBER, 2020.

CITY OF ST. GEORGE

Jonathan T. Pike, Mayor

ATTEST:



Christina Fernandez, City Recorder

APPROVED AS TO FORM:

~~Victoria Hales, Assistant City Attorney~~

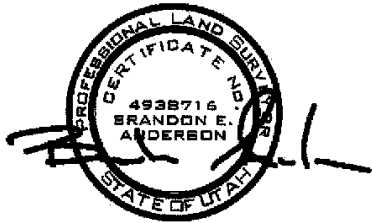
Bryan Park



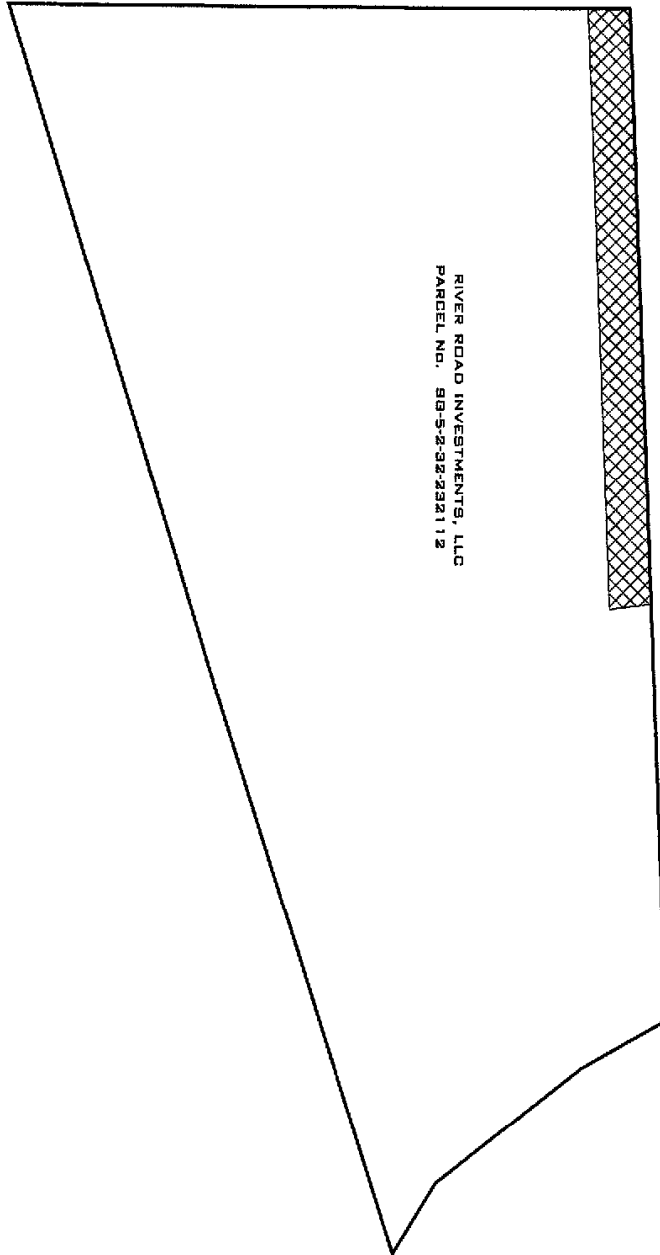
Exhibit "A"

Beginning at a point being South 00°32'03" West 3,753.47 feet along and beyond the section line and West 2,292.69 feet from the Northeast Corner of Section 32, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 02°06'36" East 375.66 feet;
thence South 60°57'53" West 2.80 feet;
thence South 02°06'35" East 263.85 feet;
thence North 56°25'48" West 27.70 feet;
thence North 02°06'36" West 621.23 feet;
thence North 80°10'30" East 25.23 feet to the Point of Beginning.



August 10, 2020



RIVER ROAD INVESTMENTS, LLC
PARCEL NO. 88-5-2-32-232112

DON B & LYNETTE TAYLOR
PARCEL NO. 88-5-2-32-32001



SHEET
EX B
/ OF / SHEETS

EXHIBIT B
FOR
STORM DRAIN EASEMENT
RIVER ROAD INVESTMENTS LLC
ST. GEORGE UTAH

2011 State Board of Public Safety Act
St. George, Utah 84702
www.rosenberg.com



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

DRAWN: 4/8/2020
CHECKED BY: J.A.
DATE: 4/8/2020
SCALE: N/A
NAME: J.A.