

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

DOC # 20210042515

Easements Page 1 of 4
Gary Christensen Washington County Recorder
06/18/2021 04:31:05 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-5-3-3-440

Temporary Access Easement

That in consideration of Ten Dollars and other good and valuable consideration paid to Pure Style Construction Inc, herein referred to as Grantor, by the City of St. George, a Utah municipal corporation, herein referred to as Grantee, the receipt and sufficiency of which is hereby acknowledged, the following described real property interest:

A temporary easement (the "Temporary Easement") for use for ingress and egress, to use, install, operate, maintain, repair for purposes normally associated with the transportation of traffic, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows, and may not be changed or modified without the consent of the Grantee:

for boundary description see Exhibit A,
and map see Exhibit B, incorporated herein

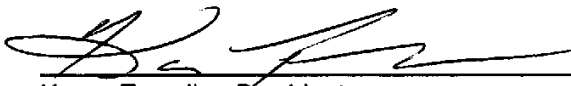
Non-Exclusive Use. The Temporary Easement acquired herein does not convey any right except as stated herein, nor does it prevent Grantor from the use of the real property within the Easement Area so long as such use does not interfere with the purposes for which the Temporary Easement is being acquired. This Temporary Easement does not convey the right to use the Temporary Easement in a manner that would deny any right of Grantor to access property outside the Easement Area.

Duration of Easement. This Temporary Easement shall begin on the day the final subdivision plat for Stone Cliff Phase 17 records in the Office of the Washington County Recorder ("Commencement Date"), and shall continue until a future connecting street is dedicated by either 1) the recordation of a public street dedication document, or 2) the recordation of a subdivision plat, at which point this easement is hereby vacated.

Construction and Maintenance of the 50.00-foot Radius Turnaround Area. Grantor will construct and maintain the Temporary Easement area, all according to the approved construction plans associated with said subdivision and as approved by the City of St. George, until the time this easement is vacated. Grantor shall clean all neighboring asphalt (public streets) during construction to avoid tracking out mud, dirt, and other debris. For the duration of the Temporary Easement, Grantor shall maintain the Easement Area.

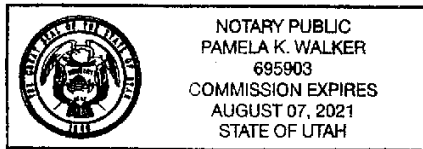
IN WITNESS WHEREOF, the Grantor has executed this Temporary Access Easement this 15th day of June, 2021.

GRANTOR: Kason Traveller


Kason Traveller, President

STATE OF UTAH)
SS.
COUNTY OF WASHINGTON)

On this 1 day of June, 2021, before me Pamela K. Walker, a notary public, personally appeared Kason Traveller, President 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.



Pamela K. Walker
Notary Public

ACCEPTANCE OF TEMPORARY ACCESS EASEMENT

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

CITY OF ST. GEORGE

Michele Randall
Michele Randall, Mayor

ATTEST:

Christina Fernandez
Christina Fernandez, City Recorder



APPROVED AS TO FORM:

Bryan Pack June 7, 2021
Bryan Pack, Assistant City Attorney



1453 S Dixie Drive, Suite 150

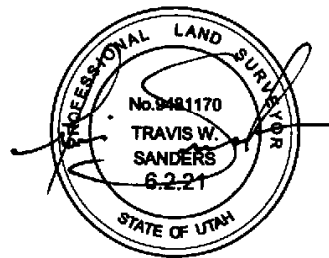
St. George, UT 84770

435-986-0100

EXHIBIT "A"

**TEMPORARY TURNAROUND EASEMENT
STONE CLIFF PHASE 17**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1705 OF STONE CLIFF PHASE 17, POINT BEING ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 22°03'14" W; THENCE ALONG THE ARC OF SAID CURVE 24.02 FEET THROUGH A CENTRAL ANGLE OF 68°48'02", TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 260.10 FEET THROUGH A CENTRAL ANGLE OF 298°03'26", TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 17.19 FEET THROUGH A CENTRAL ANGLE OF 49°15'25"; THENCE S 67°56'46" W 5.78 FEET, TO A POINT ON THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE N 33°48'34" W 31.66 FEET, TO THE POINT OF BEGINNING.



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