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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 # 20210080218

Easements Page 1 of 4
Gary Christensen Washington County Recorder
12/21/2021 01:03:30 PM Fee \$ 0.00
By ST GEORGE CITY



Tax ID: SG-6-2-28-123

MUNICIPAL UTILITY EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to **URE Fund 1 – Ascesa Court, LLC, 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 municipal utilities; 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.

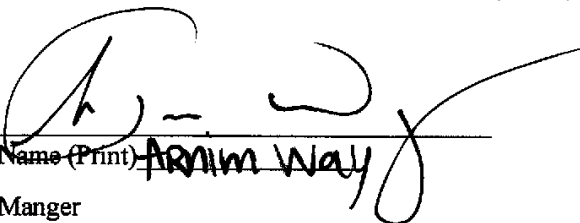
TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with municipal uses such as utilities and drainage.

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 16 day of November, 2021.


GRANTOR: **URE Fund 1 – Ascesa Court, LLC, a Utah Limited Liability Company**


Name (Print) Armin Way
Manger

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SS.


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 **AUDREY D ROCK**
Notary Public - State of Utah
Comm. No. 717980
My Commission Expires on
Apr 29, 2025

Audrey Dock
Notary Public


DATED this 16 day of December, 2021.


Michele Randall, Mayor


Christina Fernandez, City Recorder



APPROVED AS TO FORM:



Collin Simonsen, Assistant City Attorney



Exhibit "B"

Beginning at A point being North $01^{\circ}50'37''$ East 3,684.44 feet along the center section line and East 2,066.59 feet from the South Quarter Corner of Section 28, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North $40^{\circ}19'26''$ East 20.00 feet to the westerly line of Gap Canyon Parkway;
thence southerly the following (5) courses along said westerly line of Gap Canyon Parkway
thence Southeast 510.36 feet along an arc of a 695.00 foot radius curve to the right (center bears South $41^{\circ}07'51''$ West, long chord bears South $27^{\circ}49'56''$ East 498.97 feet with a central angle of $42^{\circ}04'27''$);

thence South $01^{\circ}19'54''$ West 90.37 feet;

thence South $06^{\circ}16'51''$ East 40.38 feet;

thence South 140.26 feet along an arc of a 1,207.00 foot radius curve to the left (center bears North $83^{\circ}43'09''$ East, long chord bears South $09^{\circ}36'36''$ East 140.18 feet with a central angle of $06^{\circ}39'29''$);

thence Southwest 45.28 feet along an arc of a 30.00 foot radius curve to the right (center bears South $77^{\circ}03'40''$ West, long chord bears South $30^{\circ}17'45''$ West 41.10 feet with a central angle of $86^{\circ}28'10''$);

thence North $16^{\circ}28'10''$ West 20.00 feet;

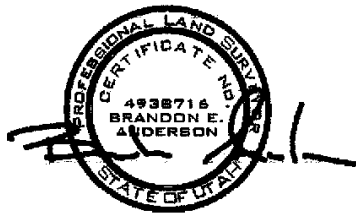
thence Northeast 15.09 feet along an arc of a 10.00 foot radius curve to the left (center bears North $16^{\circ}28'10''$ West, long chord bears North $30^{\circ}17'45''$ East 13.70 feet with a central angle of $86^{\circ}28'10''$);

thence North 142.59 feet along an arc of a 1,227.00 foot radius curve to the right (center bears North $77^{\circ}03'40''$ East, long chord bears North $09^{\circ}36'36''$ West 142.51 feet with a central angle of $06^{\circ}39'29''$);

thence North $06^{\circ}16'51''$ West 41.71 feet;

thence North $01^{\circ}19'54''$ East 90.27 feet;

thence Northwest 493.98 feet along an arc of a 675.00 foot radius curve to the left (center bears South $83^{\circ}05'07''$ West, long chord bears North $27^{\circ}52'48''$ West 483.03 feet with a central angle of $41^{\circ}55'50''$) to the Point of Beginning.



November 15, 2021

