



When Recorded Return To:
Washington City
111 North 100 East
Washington, UT 84780

Tax ID: W-VIEW-6-90

PUBLIC UTILITY EASEMENT

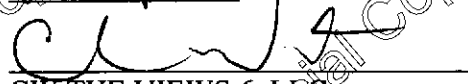
For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CW THE VIEWS 6, LLC, a Utah limited liability company, Grantor, does hereby grant, bargain, sell, transfer, and convey unto WASHINGTON CITY, a Utah municipal corporation, Grantee, its successors and assigns, a perpetual easement for public access and public utilities to use, install, operate, maintain, repair, remove, relocate, and replace public utilities and for other municipal 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" for description and Exhibit "B" for Map attached hereto and made a part hereof.

TO HAVE AND TO HOLD such property to Grantee, Washington City, forever for the uses and purposed normally associated with public uses such as access and utilities.


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 have executed this instrument this 24TH day of ~~OCTOBER~~, 2022.


CW THE VIEWS 6, LLC
Chris Winter, Authorized Agent

STATE OF UTAH)
)
COUNTY OF WASHINGTON) ss

On the 24 of ~~OCTOBER~~, 2022, personally appeared before me Chris Winter who by me being duly sworn, did say that he is an Authorized Agent of CW THE VIEWS 6, LLC and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.


Notary Public

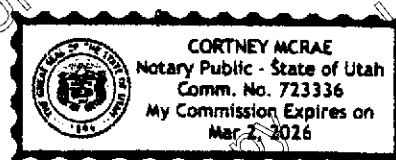


Exhibit A
Legal Description

BEGINNING AT A POINT $S14^{\circ}46'36''E$, 11.21 FEET FROM THE NORTHEASTERLY CORNER OF LOT 90 OF VIEWS PHASE 6 SUBDIVISION FILED AS DOCUMENT # 20220016365 IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, SAID POINT ALSO BEING ON THE BOUNDARY OF AN EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT AS NOTED IN GENERAL NOTE 5 OF "GENERAL NOTES AND RESTRICTIONS" ON SHEET 1 OF SAID VIEWS PHASE 6 SUBDIVISION, RUNNING THENCE $S41^{\circ}15'49''E$, 107.52 FEET TO THE POINT OF CURVATURE OF A 257.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIAL LINE BEARS $S42^{\circ}22'43''E$; THENCE SOUTHWESTERLY 3.00 FEET ALONG THE ARC OF SAID CURVE AND SAID EASEMENT BOUNDARY THROUGH A CENTRAL ANGLE OF $0^{\circ}40'04''$; THENCE $N41^{\circ}15'49''W$, 107.55 FEET TO THE POINT OF CURVATURE OF A 365.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIAL LINE BEARS $S42^{\circ}31'10''E$, SAID POINT ALSO BEING ON THE BOUNDARY OF AN EXISTING PUBLIC UTILITY AND DRAINAGE EASEMENT AS NOTED IN GENERAL NOTE 5 OF "GENERAL NOTES AND RESTRICTIONS" ON SHEET 1 OF SAID VIEWS PHASE 6 SUBDIVISION; THENCE NORTHEASTERLY 3.00 FEET ALONG THE ARC OF SAID CURVE AND SAID EASEMENT BOUNDARY THROUGH A CENTRAL ANGLE OF $0^{\circ}28'16''$ TO THE POINT OF BEGINNING.

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Exhibit B

