

Easements Page 1 of 3

Gary Christensen Washington County Recorder

12/15/2022 03:16:54 PM Fee \$0.00 By

WASHINGTON CITY

WHEN RECORDED, RETURN TO:

Washington City Public Works  
1305 E. Washington Dam Road  
Washington, Utah 84780

Tax ID's: W-4204

PUBLIC UTILITY AND DRAINAGE EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to Brennan Family Holdings, LLC, an Idaho Limited Liability Company, ("Grantors") the Grantors do hereby grant, bargain, sell, transfer and convey unto Washington City, Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility and drainage facilities, in and along real property owned by Grantors in Washington County, State of Utah, and the easement being more fully described as follows:

**See Exhibit A attached hereto and make a part hereof**

TO HAVE AND TO HOLD such property to Grantee, forever for the uses and purposes normally associated with public uses such as utilities and drainage.

Grantors may not interfere with the easement in any way to inhibit Grantee access to facilities installed in easement. Grantors may not install, build, place, or cause or allow to be installed, built, nor placed any vertical improvements such as structures, walls, etc. in the easement. If any vertical improvement is installed, built, or placed within the easement, Grantors bear the risk of loss or damage to those improvements resulting from the exercise of the easement rights and the City is not responsible to repair, replace, maintain, indemnify, or reimburse Grantors for any damage or loss. Grantors shall pay for any costs which Grantee incurs as a result of Grantors burdening the easement and access. Horizontal improvements such as parking areas, landscape improvements, etc. are acceptable to the Grantee.

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.

Signature page to follow

IN WITNESS WHEREOF, the Grantors have executed this 12<sup>TH</sup> day of DEC, 2022.

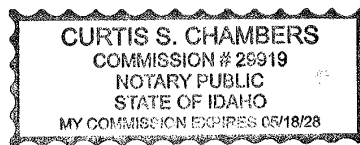
Grantors:

Brennan Family Holdings, LLC, an Idaho Limited Liability Company

BY: Robert M. Brennan  
Robert M. Brennan, Managing Member

STATE OF ID )  
County of BLAINE ) SS

On this 12<sup>TH</sup> day of DEC, 2022, personally appeared before me, Robert M. Brennan, Managing Member of the Brennan Family Holdings, LLC, an Idaho Limited Liability Company, the signers of the within instrument who duly acknowledged to me that they executed the same.



[Signature]  
NOTARY PUBLIC

**EXHIBIT "A"**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S00°58'55"W ALONG THE SECTION LINE A DISTANCE OF 1490.15 FEET AND N88°51'08"W 1260.88 FEET FROM THE WEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4207 MORE PARTICULARLY DESCRIBED BY SPECIAL WARRANTY DEED, DOCUMENT NO. 2021008121, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; AND RUNNING THENCE S44°34'22"W 739.09 FEET; THENCE S44°34'34"W 381.86 FEET; THENCE S44°37'33"W 382.21 FEET; THENCE S44°34'33"W 382.90 FEET; THENCE S44°39'39"W 384.07 FEET; THENCE S44°36'33"W 399.01 FEET; THENCE S29°42'23"W 393.09 FEET; THENCE S26°14'45"W 399.46 FEET; THENCE S22°51'52"W 147.90 FEET TO POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4204 MORE PARTICULARLY DESCRIBED BY LAND PATENT, DOCUMENT NO. 20160047271, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERLY BOUNDARY N49°47'04"W 35.06 FEET TO A POINT OF A 8240.22 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S66°07'45"E; THENCE ALONG THE ARC OF SAID CURVE 938.78 FEET THROUGH A CENTRAL ANGLE OF 06°31'39"; THENCE N44°26'43"E 380.67 FEET; THENCE N44°38'41"E 1299.48 FEET; THENCE N44°39'55"E 993.96 FEET TO POINT ON THE WESTERLY BOUNDARY OF A PARCEL WITH A TAX I.D. NO. W-4207 MORE PARTICULARLY DESCRIBED BY SPECIAL WARRANTY DEED, DOCUMENT NO. 2021008121, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S43°55'18"E 33.84 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.