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DOC # 20250007326

Easements Page 1 of 4  
Gary Christensen Washington County Recorder  
03/05/2025 03:55:01 PM Fee \$ 0.00  
By HURRICANE CITY



When recorded mail to:  
Hurricane City  
City Attorney's Office  
147 N 870 West Street  
Hurricane, UT 84737

Tax I.D. No.: H-3-1-31-1118, H-3-1-31-1120

### PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT

Paraiso 2800, L.L.C., a Utah Limited Liability Company, hereby GRANTS and DEDICATES to

Hurricane City, a Utah Municipal Corporation, grantee, of Hurricane, Washington County, Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land as a Public Access and Public Utility Easement:

See Exhibit "A" (Legal Description) & Exhibit "B" (Property Depiction) attached hereto and made a part hereof.

GRANTOR: Paraiso 2800, L.L.C., a Utah Limited Liability Company

Signature: DSULL

BY: Devin Sullivan

ITS: Manager

Utah State )

ss.

Washington County )

On the 4<sup>th</sup> day of March, 2025, personally appeared before me Devin Sullivan who being duly sworn, did say that he is the Manager Of Paraiso 2800, L.L.C., a Utah Limited Liability Company, that the within and foregoing instrument was signed on behalf of said Limited Liability Company with proper authority, and duly acknowledged to me that he executed the same.



Mail Tai Judy

Notary Public

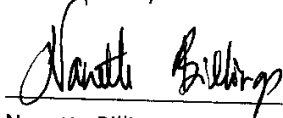
(Hurricane City's Acceptance of Dedication on the following page)

**ACCEPTANCE OF DEDICATION**

Hurricane City, a Utah Municipal Corporation, hereby accepts the above grant and dedication.

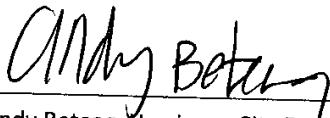
DATED the 4<sup>th</sup> day of March, 2025

Hurricane City:



Nanette Billings, Hurricane City Mayor

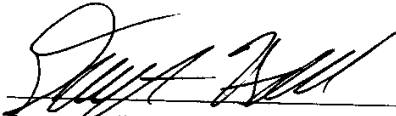
Attest:



Cindy Beteag, Hurricane City Recorder



Approved as to form:



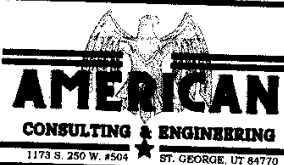
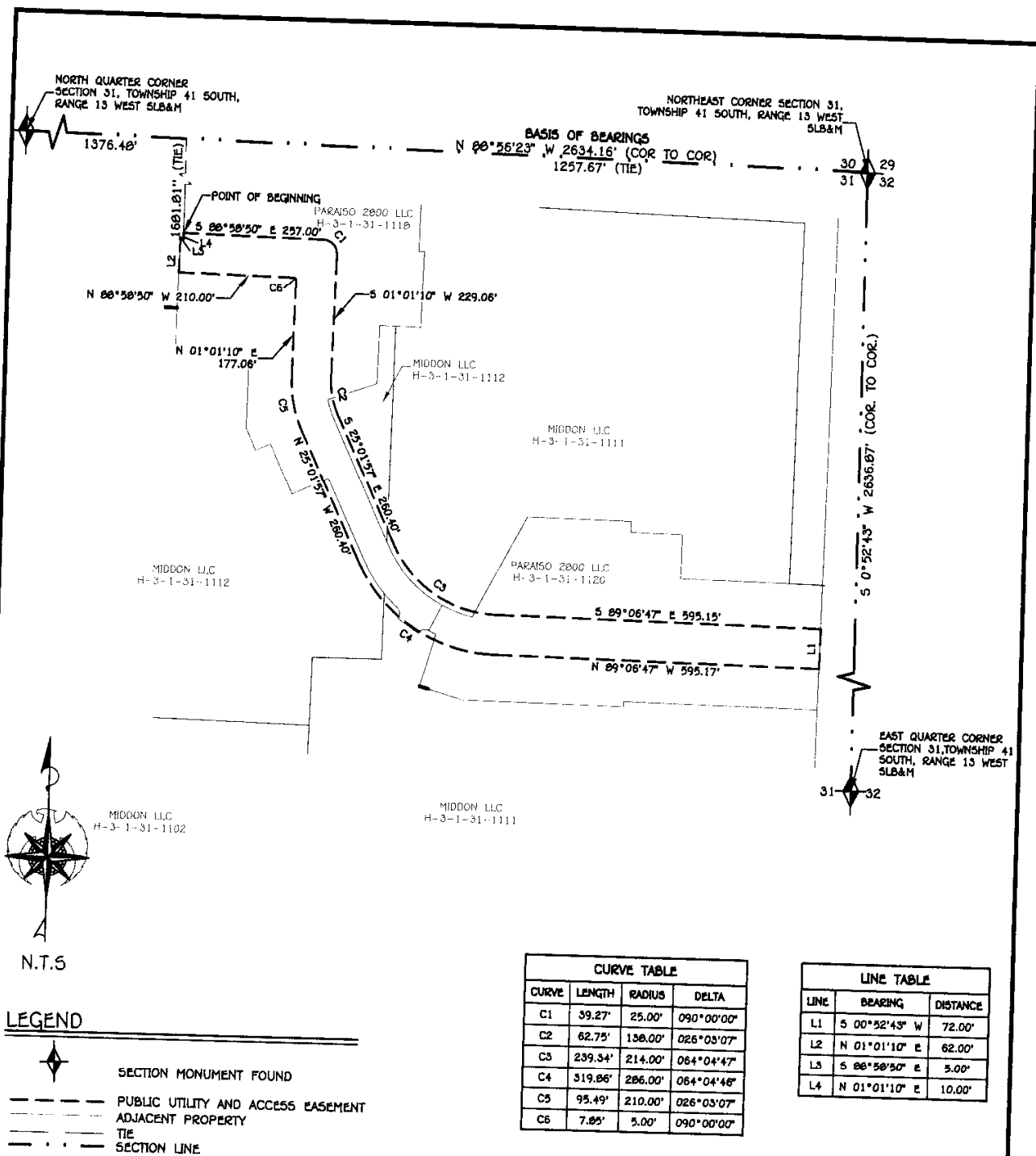
Dayton Hall, Hurricane City Attorney



## EXHIBIT "A"

Beginning at a point on the west Line of Parcel No. H-3-1-31-1118, which lies North  $88^{\circ}56'23''$  West 1,257.67 feet along the section line and South 1,681.81 feet, from the Northeast Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South  $88^{\circ}58'50''$  East 257.00 feet; thence southeasterly along a 25.00 foot radius curve to the right, (center point lies South  $01^{\circ}01'10''$  West) through a central angle of  $90^{\circ}00'00''$ , a distance of 39.27 feet; thence South  $01^{\circ}01'10''$  West 229.06 feet; thence southerly along a 138.00 foot radius curve to the left, (center point lies South  $88^{\circ}58'50''$  East) through a central angle of  $26^{\circ}03'07''$ , a distance of 62.75 feet; thence South  $25^{\circ}01'57''$  East 260.40 feet; thence southeasterly along a 214.00 foot radius curve to the left, (center point lies North  $64^{\circ}58'03''$  East) through a central angle of  $64^{\circ}04'50''$ , a distance of 239.34 feet; thence South  $89^{\circ}06'47''$  East 595.15 feet; thence South  $00^{\circ}52'43''$  West 72.00 feet; thence North  $89^{\circ}06'47''$  West 595.17 feet; thence northwesterly along a 286.00 foot radius curve to the right, (center point lies North  $00^{\circ}53'13''$  East) through a central angle of  $64^{\circ}04'50''$ , a distance of 319.87 feet; thence North  $25^{\circ}01'57''$  West 260.40 feet; thence northerly along a 210.00 foot radius curve to the right, (center point lies North  $64^{\circ}58'03''$  East) through a central angle of  $26^{\circ}03'07''$ , a distance of 95.49 feet; thence North  $01^{\circ}01'10''$  East 177.06 feet; thence northwesterly along a 5.00 foot radius curve to the left, (center point lies North  $88^{\circ}58'50''$  West) through a central angle of  $90^{\circ}00'00''$ , a distance of 7.85 feet; thence North  $88^{\circ}58'50''$  West 210.00 feet; thence North  $01^{\circ}01'10''$  East 62.00 feet; thence South  $88^{\circ}58'50''$  East 5.00 feet; thence North  $01^{\circ}01'10''$  East 10.00 feet to the point of beginning.

Containing 121,021 Square Feet or 2.78 Acres.



**PUBLIC UTILITY AND ACCESS EASEMENT EXHIBIT "B"**  
SEC. 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M  
HURRICANE CITY, COUNTY OF WASHINGTON, STATE OF UTAH

DATE: 03/03/2025

JOB #: 21-046

FILE: EX "D".DWG

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SHEETS