

DOC # 20250007327

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-3-1-31-1112, H-3-1-31-1111

PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT

MIDDON, 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: MIDDON, L.L.C., a Utah Limited Liability Company

BY:

ITS: Manager, Judd Palmer

Utah State)

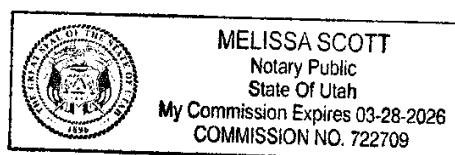
ss.

Washington County)

On the 4 day of March, 2025, personally appeared before me Judd Palmer who being duly sworn, did say that he is the Manager of MIDDON, 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.


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 4th day of March, 20 25

Hurricane City:

Nanette Billings

Nanette Billings, Hurricane City Mayor

Attest:

Cindy Beteag

Cindy Beteag, Hurricane City Recorder



Approved as to form:

Dayton Hall

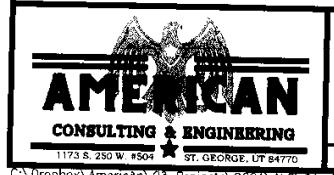
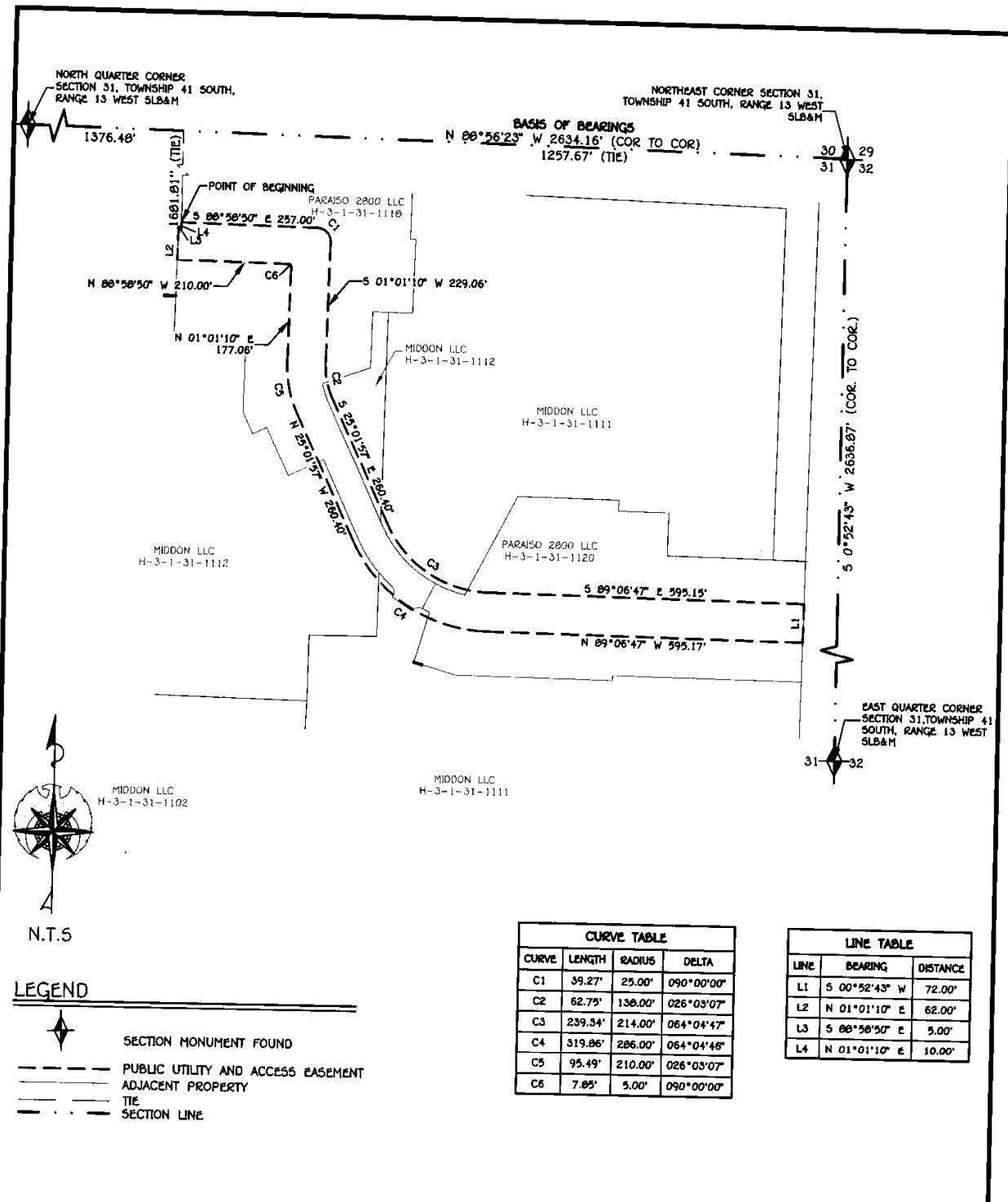
Dayton Hall, Hurricane City Attorney



EXHIBIT "A"

Beginning at a point on the west Line of Parcel No. H-3-1-31-1118, which lies North 88°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°58'50" East 257.00 feet; thence southeasterly along a 25.00 foot radius curve to the right, (center point lies South 01°01'10" West) through a central angle of 90°00'00", a distance of 39.27 feet; thence South 01°01'10" West 229.06 feet; thence southerly along a 138.00 foot radius curve to the left, (center point lies South 88°58'50" East) through a central angle of 26°03'07", a distance of 62.75 feet; thence South 25°01'57" East 260.40 feet; thence southeasterly along a 214.00 foot radius curve to the left, (center point lies North 64°58'03" East) through a central angle of 64°04'50", a distance of 239.34 feet; thence South 89°06'47" East 595.15 feet; thence South 00°52'43" West 72.00 feet; thence North 89°06'47" West 595.17 feet; thence northwesterly along a 286.00 foot radius curve to the right, (center point lies North 00°53'13" East) through a central angle of 64°04'50", a distance of 319.87 feet; thence North 25°01'57" West 260.40 feet; thence northerly along a 210.00 foot radius curve to the right, (center point lies North 64°58'03" East) through a central angle of 26°03'07", a distance of 95.49 feet; thence North 01°01'10" East 177.06 feet; thence northwesterly along a 5.00 foot radius curve to the left, (center point lies North 88°58'50" West) through a central angle of 90°00'00", a distance of 7.85 feet; thence North 88°58'50" West 210.00 feet; thence North 01°01'10" East 62.00 feet; thence South 88°58'50" East 5.00 feet; thence North 01°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
SHEET
1 1
SHEETS