

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid to Medical Associates of St. George, a retirement trust, herein referred to as Grantor, by the City of St. George, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, to the extent that any of the undersigned own property affected by the easement hereinbelow, an easement to use, operate, inspect, repair, maintain, replace and remove utility lines, or in which any of the below claim an interest, situated in the City of St. George, County of Washington, State of Utah, the centerline of which is described as follows:

BEGINNING at a point East 7.5 feet from the NW corner of the SW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 35, T42S, R16W, SLB&M; thence North 7.5 feet to the P.I: Thence West 7.5 feet to a point which is North 7.5 feet from said NW corner of the SW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 35, T42S, R16W, SLB&M. Together with a dwongrade easement running North 60.00 feet and East 60.00 feet from said P.I.

Together with the right of ingress and egress over the adjacent lands of the Grantor, its successors and assigns, if necessary, for the purposes of this easement.

The above-mentioned easement shall be Fifteen feet (15') in width, 7.5 feet on each side of the centerline described above.

Grantee shall maintain easement in good repair so that no unreasonable damage shall result from its use to any adjacent land of the Grantor, its successors or assigns. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement, and to hold Grantor harmless and indemnify them from any loss, liability or expense incurred in connection with the activities of Grantee during the term of the easement herein granted.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of Grantee, his successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this easement this 14 day of October, 1985.

GRANTOR:

Medical Associates of St. George,  
a retirement trust

By [Signature]  
Trustee

By [Signature]  
Trustee

City of St. George

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RECORDED BY  
WASHINGTON COUNTY RECORDER

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