

RECORDS: George City
BOOK 460 PAGE 222-323
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DOCUMENT
HERBERT S. BENTLEY
WASHINGTON CITY RECORDER
BY [Signature] 319110

EXHIBIT "A"

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid to Tonaguint, Inc., a Utah corporation, herein referred to as Grantor, by the City of St. George, a Utah municipal corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does grant, bargain, sell transfer and convey unto the 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 10.00' E from the NW Corner of the SW 1/4, NE 1/4 of Sec. 2, T43S, R16W, SLB&M; thence S 0°02'00"W 3960' more or less along a line which is east of and parallel to the North-South Center Section Line to a point North and East 10.00' from the S 1/4 Corner of said Sec. 2; thence N 89°51'00"E (as per G.L.O. notes) 5294' more or less to a point 10.00' north of the south 1/4 corner of Sec. 1, T43S, R16W, SLB&M; (bearing to the Northeast Corner of said Sec. 1, bearing N 27°17'37"E 5921.90' considering the Section Line between the Northeast Corner of said Sec. 1 and the East 1/4 corner of said Sec. 1 bears S 0°26'17"E); thence N 89°40'46"E 1081.60' north of and parallel to the south line of said Sec. 1, thence N 55°00' E 1046.12'; thence N 61°15'E 1043.05' thence N 13°30'E 792.92'; thence N 3°45'30"W 1312.00' to a point which is westerly 12.08' more or less from the I-15 freeway right-of-way; thence N 0°18'20"E 900.00'; thence N 9°50'E 613.93' to a point 10' westerly more or less from said highway right-of-way line; said point being S 31°19'56"E 666.39' more or less from the Northeast Corner of Sec. 1, T43S, R16W, SLB&M.

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

The above easement shall be 20.00' in width, 10' 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 Grantor, its successors and 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.

