

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to: Little Valley Properties, L.L.C., hereinafter referred to as GRANTOR, by the City of St. George, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, transfer, and convey unto the GRANTEE, its successors and assigns, a temporary easement with the right to erect, construct, install and lay, and thereafter a perpetual easement to use, operate, inspect, repair, maintain, replace or remove sewer facilities and associated structures and service roads under, over, across and through the land owned by GRANTOR, or in which GRANTOR claims any interest, situated in Washington County, State of Utah, and affected by the legal description herein, together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purposes of this agreement.

A 30.00 foot wide permanent easement (15.00 feet each side of centerline) and a 50.00 foot wide temporary construction easement (25.00 feet each side of centerline), the centerline of both the temporary and perpetual easements is described in Exhibit "A", attached hereto and incorporated herein by this reference.

The consideration hereinabove recited shall constitute payment in full for the above-mentioned easement. The GRANTEE covenants to restore the easement to its original condition and to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR his successors and assigns.

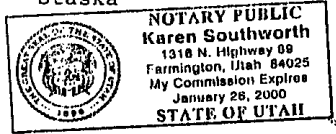
The GRANTOR agrees not to place any structures within the easement described herein.

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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 9 day of October, 1996

Signature of Joe Staska, SM² Manager, Little Valley Properties, L.L.C., Grantor

STATE OF UTAH COUNTY OF Davis



On the 9th day of Oct, 1996 the signer of the above instrument personally appeared before me and acknowledged to me that he executed the same.

00556104 Bk1072 Pg0254

RUSSELL SHIRTS * WASHINGTON CO RECORDER 1997 JAN 30 16:24 PM FEE \$.00 BY JRB FOR: ST GEORGE CITY

Signature of Karen Southworth, NOTARY PUBLIC

My Commission Expires: 1-26-2000

Residing at: Farmington

1-1850
1-1842
1-1843



ALPHA ENGINEERING COMPANY

148 East Tabernacle, St. George, UT 84770 • (801) 628-6500 • Fax: (801) 628-6553

LEGAL DESCRIPTION
PREPARED FOR
ST. GEORGE CITY
FT. PIERCE SEWER OUTFALL LINE
CENTERLINE DESCRIPTION
EXHIBIT "A"

Beginning at an existing manhole within the right-of-way of 3850 South Street (Fort Pierce Industrial Park), said point being located S0°16'10"E along the Section line 530.3 feet, more or less, and East 962.3 feet, more or less, from the West 1/4 Corner of Section 16, T43S, R15W, Salt Lake Base & Meridian; thence N0°16'34"W 529.55 feet, more or less, to a proposed manhole; thence N89°44'59"E 376.49 feet, more or less, to a proposed manhole; thence N0°17'36"W 800.00 feet, more or less, to a proposed manhole; thence N35°07'44"E 435.00 feet, more or less, to a proposed manhole; thence N0°14'04"W 400.00 feet, more or less, to a proposed manhole; thence N2°39'18"E 253.22 feet, more or less, to a proposed manhole; thence N2°59'10"E 400.00 feet, more or less, to a proposed manhole; thence N16°06'32"E 372.00 feet, more or less, to a proposed manhole; thence N27°29'32"E 282.00 feet to a proposed manhole; thence N61°27'09"E 192.88 feet to a proposed manhole; thence N24°10'54"E 562.57 feet, more or less, to a proposed manhole; thence N23°08'53"W 200.62 feet, more or less, to a proposed manhole; thence N 23°08'53" W 400.00 feet more or less, to a proposed manhole; thence N44°41'56"W 400.00 feet, more or less, to a proposed manhole; thence N57°42'19"W 300.00 feet, more or less, to a proposed manhole; thence N38°41'32"W 135.00 feet, more or less, to a proposed manhole; thence N23°24'41"W 310.00 feet, more or less, to a proposed manhole; thence N24°41'32"W 533.77 feet to a point on the 1/4 Section line located N89°16'07"E 1069.72 feet from the West 1/4 Corner of Section 9, T43S, R15W, S.L.B.& M.; thence N24°41'32"W 266.23 feet, more or less, to a proposed manhole; thence N26°07'16"W 400.00 feet, more or less, to a proposed manhole; thence N25°30'00"W 230.89 feet, more or less, to a proposed manhole; thence N38°37'51"W 400.00 feet, more or less, to a proposed manhole; thence N34°13'31"W 226.00 feet, more or less, to a proposed manhole; thence N19°22'42"W 371.83 feet, more or less, to a proposed manhole; thence N48°44'12"W 200.00 feet, more or less, to a proposed manhole; thence S81°33'42"W 185.03 feet, more or less, to a proposed manhole; thence S51°48'07"W 185.00 feet, more or less, to a proposed manhole; thence S63°06'48"W 115.00 feet, more or less, to a proposed manhole; thence N70°56'18"W 345.00 feet, more or less, to a proposed manhole; thence S88°00'14"W 400.00 feet, more or less, to a proposed manhole; thence S70°37'05"W 170.00 feet, more or less, to a proposed manhole; thence S87°44'19"W 160.00 feet, more or less, to a proposed manhole; thence N86°19'22"W 120.00 feet, more or less, to a proposed manhole; thence N61°40'02"W 155.00 feet, more or less, to a proposed manhole; thence N26°45'44"W 405.82 feet, more or less, to an existing manhole and a point of terminus located S73°36'12"W 1957.25 feet, more or less, from the Northeast Corner of Section 8, T43S, R15W, S.L.B.& M.

00556 104 Bk 1072 Pg 0255