

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to: Gary W. Kohn, 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 5th day of September, 1996.

RANCO, INC., a Utah Corporation

By [Signature]
Richard A. Nelson, President

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STATE OF UTAH,
COUNTY OF: Washington

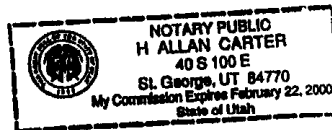
RUSSELL SHIRTS * WASHINGTON CO RECORDER
1997 JAN 30 16:27 PM FEE \$1.00 BY JRB
FOR: ST GEORGE CITY

On the 5th day of September, 1996 the signer of the above instrument personally appeared before me and acknowledged to me that he executed the same., Richard A. Nelson, the President of RANCO, INC., a Utah Corporation, on behalf of said corporation by authority of a Resolution of its Board of Directors and did acknowledge to me that said Corporation executed the same.

[Signature]
NOTARY PUBLIC H. Allan Carter,

My Commission Expires: 2/22/2000

Residing at: St. George, UT 84790



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

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