

00835763

B: 1722 P: 1208 Fee \$0.00  
Carri R. Jeffries, Iron County Recorder Page 1 of 4  
07/18/2025 10:35:09 AM By PAROWAN CITY CORPORATION

WHEN RECORDED, MAIL TO:  
PAROWAN CITY CORPORATION  
PO BOX 576  
PAROWAN, UT 84761



Tax ID No. A-0514-0003-0001-12A, A-0514-0003-0001-11B

## PUBLIC UTILITY EASEMENT

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SHINGLE BROOK CONDOMINIUMS OWNERS ASSOCIATION**, Grantor, does hereby grant, bargain, sell, transfer and convey unto **PAROWAN CITY CORPORATION, A UTAH MUNICIPAL CORPORATION**, Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility and drainage facilities as currently exist and as may be developed from time to time by Grantee, and for other public use, in and along real property owned by Grantors in Iron County, State of Utah, and the easement being more fully described as follows:

See attached Exhibit "A" for Description and Exhibit "B" for Map of said parcel.

TO HAVE AND TO HOLD such property to Grantee, PAROWAN CITY CORPORATION, A UTAH MUNICIPAL CORPORATION, forever for the uses and purposes normally associated with public uses such as utilities and drainage.

Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. Grantor may not interfere with the easement in any way. If any improvement is installed, built, or placed within the easement by Grantor or their successors or assigns, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights, and ~~Grantee is not responsible to~~ repair, replace, maintain, indemnify or reimburse Grantor for and damage or loss. Grantor shall pay for any extra costs which Grantee incurs as a result of Grantor burdening the easement.

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 Grantors have executed this instrument this 17 day of July, 2025.

**SHINGLE BROOK CONDOMINIUMS OWNERS ASSOCIATION**

BY:

TITLE:

*Gerald R. Hunter*  
*GERALD R. HUNTER*  
*PRESIDENT SHINGLE BROOK HOA*

*Parowan City Corp will repair any landscape damaged by the installation of the drainage system. All damaged landscape will be replaced with like landscape and plant size.*

STATE OF UTAH )  
COUNTY OF Iron )

On the 17 day of July, 2025, personally appeared before me  
Gerald Hunter the President of **SHINGLE BROOK CONDOMINIUMS**  
**OWNERS ASSOCIATION**, the signer(s) of the foregoing document, who duly acknowledged to me that  
HE/SHE/THEY executed the same.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 06/05/2029



ACCEPTANCE OF EASEMENT

Parowan City Corporation, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

Dated this 18 day of July, 2025.

PAROWAN CITY CORPORATION

[Signature]  
Mollie Halterman, Mayor

ATTEST:

[Signature]  
Callie Bassett, City Recorder



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**ALPHA**  
ENGINEERING

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## EXHIBIT "A"

### PUBLIC UTILITY EASEMENT

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1, PLAT A, PAROWAN CITY SURVEY; THENCE NORTH 89°25'00" EAST 415.95 FEET; THENCE SOUTH 82.51 FEET; THENCE NORTH 89°25'00" EAST 183.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 300 SOUTH STREET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF TRACT 1, SHINGLE BROOK CONDOUMINUMS, RECORDED AS ENTRY 262849 IN THE OFFICE OF THE IRON COUNTY RECORDER, AND RUNNING; THENCE SOUTH 18°14'50" EAST 221.11 FEET ALONG THE EASTERLY LINE OF SAID TRACT 1 TO AND ALONG THE EASTERLY LINE OF TRACT 2, SHINGLE BROOK CONDOMINIUMS TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1456.63 FEET; THENCE SOUTHERLY 138.72 FEET ALONG SAID CURVE AND SAID EASTERLY LINE OF TRACT 2 THROUGH A CENTRAL ANGLE OF 05°27'23"; THENCE SOUTH 66°17'47" WEST 11.61 FEET ALONG THE SOUTH LINE OF SAID TRACT 2; THENCE NORTH 18°43'30" WEST 363.28 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF 300 SOUTH STREET; THENCE NORTH 89°25'00" EAST 8.38 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 2,647 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

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SE CORNER  
BLOCK 1, PLAT A,  
PAROWAN CITY  
SURVEY

N89°25'00"E  
415.95'

SOUTH 82.51'

300 SOUTH STREET N89°25'00"E  
N89°25'00"E 183.00' 8.38'

P.O.B.

TRACT 1

EASEMENT  
2,647 SQ. FT.  
0.06 ACRES

SHINGLE BROOK  
CONDOMINIUMS

TRACT 2

HWY U-143 CANYON ROAD

R= 1456.63'  
L= 138.72'  
D= 5°27'23"

S66°17'47"W  
11.61'



SCALE: 1" = 60'

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PUBLIC UTILITY EASEMENT  
SHINGLE BROOK CONDOMINIUMS  
EXHIBIT "B"

**ALPHA**  
ENGINEERING

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