Ivins City Staff Report
City Council Meeting 02/20/25

Agenda Item: Discuss and consider approval of Ivins City granting a water conservation easement along the Black Stone development frontage.

Submitted by: Thomas J. Jorgensen, P.E. Assistant City Engineer

Recommended City Council Action:
Approve granting a water conservation easement along the Black Stone development frontage.

BACKGROUND:

Ivins City has been requested by the Black Stone developer to implement a Water Conservation Easement on designated landscape buffer areas along its frontage. The frontage includes landscape buffers along Main Street, Highway 91, and Hamblin Parkway. This easement is being granted to the Washington County Water Conservancy District (WCWCD) and is designed to limit outdoor irrigation in open space areas. By restricting irrigation in these areas, the developer can avoid paying a water impact fee on those areas that would not be landscaped, i.e. asphalt trails.

The easement ensures that the designated landscape buffers along roadways remain low-water and those areas that are hardscaped remain as such. This aligns with the city's broader efforts to conserve water resources while still maintaining aesthetically pleasing and sustainable streetscapes.

The WCWCD reserves the right to monitor and enforce compliance with the easement terms, ensuring that no additional irrigable areas are installed beyond the permitted limit. In the case of these buffers, exceeding the allowed limit could occur if Ivins were to convert the trail into additional landscaping in the future. Should that happen, the city may be required to pay the associated impact fee for the added irrigated area.

This conservation initiative supports Ivins City's long-term water sustainability goals, reducing the demand for water in our landscaping.

FINDINGS AND ANALYSIS:

After reviewing the easement documentation, staff supports this conservation initiative and agrees that it's in line with Ivins City's long-term water sustainability goals, reducing the demand for water in our landscaping.

SUPPORT MATERIALS:

- Draft common area water conservation easement
- Map showing location where conservation easement would apply

FINANCIAL IMPACT:
There is no financial impact.

Respectfully Submitted:

Thomas J. Jorgensen, P.E. Assistant City Engineer

Content Review:

Dale Coulam, City Manager

WHEN RECORDED RETURN TO:
Washington County Water Conservancy District
533 E Waterworks Dr.
St. George, Utah 84770

Space Above This Line for Recorder's Use

Serial No. I-6-2-8-4432, I-6-2-8-444, I-6-2-8-446, I-6-2-8-4422

WATER CONSERVATION EASEMENT
(Common Areas)

THIS GRANT OF WATER CONSERVATION EASEMENT is made this ___ day of _____ 20___, by _____ _____ (the "Grantor"), in favor of the WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, ("Grantee"), Grantor and Grantee hereinafter jointly referred to as the "Parties."

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, Grantee has established a water impact fee ("IMPACT FEE") which is required to be paid prior to recording of a subdivision plat or issuance of a building permit; and

WHEREAS, Grantor desires to limit the use of water for outside irrigation on the Property and thereby avoid payment of the IMPACT FEE for areas over _____ square feet of common area on the Property; and

WHEREAS, Grantee is willing to waive the IMPACT FEE owed for those areas of common area where irrigation is prohibited in accordance with this Water Conservation Easement and subject to the conditions set forth herein; and

WHEREAS, Grantor intends, as owner of the property, to convey to Grantee the right to ensure that water used for outside irrigation is prohibited as set forth herein or, if such water use is not prohibited, to collect the IMPACT FEE which would otherwise have been owed.

NOW THEREFORE, in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, including the mutual covenants, terms, conditions, and restrictions contained herein, the Grantor does hereby voluntarily grant and convey to Grantee a water conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement").

1. Purpose. The purposes of this Easement are to ensure that water used for outside irrigation on the Property is prohibited as set forth herein or, if such water use is not prohibited, to allow the Grantee to collect the IMPACT FEE which would otherwise have been owed. Grantor

intends that this Easement will confine the use of the Property to such activities as are consistent with this Easement and the provisions of this Easement. The Grantor executes this Easement to be recorded and which shall be an encumbrance upon the Property.

2. Rights of Grantee. To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

(a) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor and Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Property;

(b) To remedy any violation of this Easement as set forth below.

3. City Ordinances. The Grantor agrees to comply with any ordinance passed by the City which applies to the lot described in Exhibit A restricting outside irrigation or imposing water conservation rates, even if subsequently passed and retroactively effective.

4. Prohibited Uses. Any activity which increases the total area of landscaping requiring irrigation on the Property to exceed _____ square feet of common area is prohibited.

5. Reserved Rights. Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein.

6. General Provisions.

(a) Duration of Easement. This easement shall continue in perpetuity.

(b) Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

7. Violations and Remedies. Grantee may enforce the terms and conditions of this Easement as follows:

(a) Remedies. If Grantee believes that Grantor is in violation of the terms of this easement or that a violation is threatened, Grantee shall give written notice to Grantor of the alleged violation and request corrective action. Grantor and Grantee agree to endeavor in good faith to resolve any dispute regarding any alleged violation of the easement. If Grantor and Grantee are unable to resolve a dispute regarding an alleged violation within 45 days from Grantor's receipt of written notice, Grantor shall pay to Grantee the IMPACT FEE owed in that

year for every square foot of common area in excess of the amount set forth in paragraph 4, above (for example, if the excess common area is 1,000 square feet, the impact fee would be owed for an additional 1,000 square feet).

(b) Costs of Enforcement. The parties shall bear their own costs, including attorney's fees, in any action brought with respect to this easement.

(c) Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her hand on the day and year first above written.

GRANTOR

By: _____

Name: Chris Hart

Title: Mayor of Ivins City

By: _____

Name: Kari Jimenez

Title: Recorder of Ivins City

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the ____ day of _____, 20____, personally appeared before me Chris Hart, Mayor of Ivins City and Kari Jimenez, Recorder of Ivins City, hereinafter who acknowledged to me that they executed the foregoing instrument on behalf of Ivins City by appropriate authority, and that the document was the act of Ivins City for its stated purpose.

_____
NOTARY PUBLIC

GRANTOR

By: _____ By: _____

Name: John G. White Name: Ellen F. White

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the ____ day of _____, 20____ personally appeared before me. _____, and acknowledged to me that he/she executed the foregoing instrument.

_____
NOTARY PUBLIC

GRANTOR

By: _____ By: _____

Name: Gil Almquist Name: Ryan Sullivan

Title: County Commission Chairman Title: County Clerk/Auditor

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the ____ day of _____, 20____, personally appeared before me Gil Almquist, County Commission Chairman, and Ryan Sullivan, County Clerk/Auditor, hereinafter who acknowledged to me that they executed the foregoing instrument on behalf of Washington County by appropriate authority, and that the document was the act of Washington County for its stated purpose.

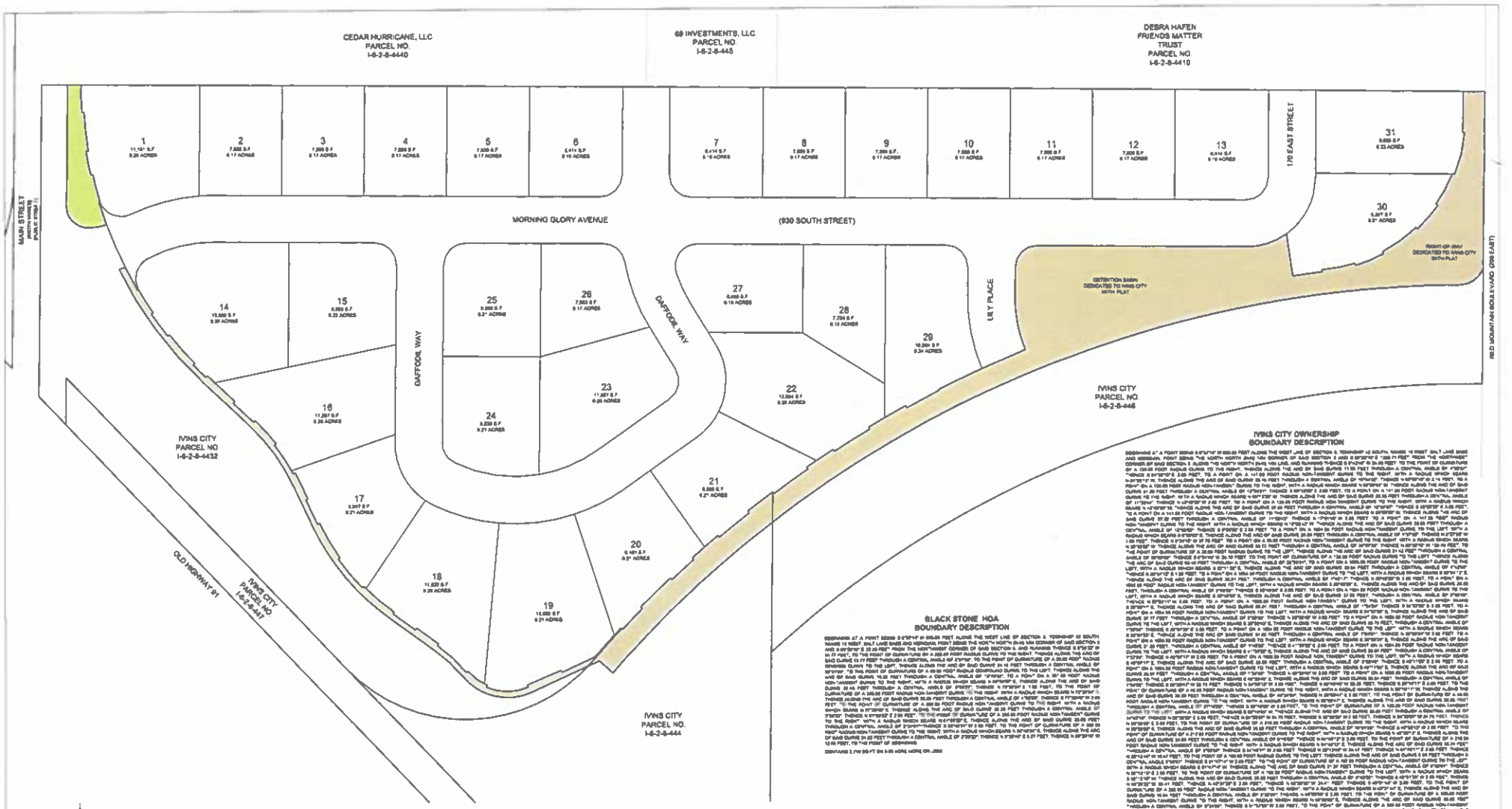
_____
NOTARY PUBLIC

EXHIBIT A

BEGINNING AT A POINT BEING S 0°37'14" W 668.60 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, POINT BEING THE NORTH NORTH (N-N) 1/64 CORNER OF SAID SECTION 8 AND S 89°25'15" E 1293.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8, ALONG THE NORTH NORTH (N-N) 1/64 LINE, AND RUNNING THENCE S 0°42'49" W 24.93 FEET, TO THE POINT OF CURVATURE OF A 139.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 11.89 FEET THROUGH A CENTRAL ANGLE OF 4°53'57"; THENCE S 84°23'13" E 2.00 FEET, TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 84°23'13" W; THENCE ALONG THE ARC OF SAID CURVE 39.15 FEET THROUGH A CENTRAL ANGLE OF 15°54'32"; THENCE N 89°25'15" W 2.14 FEET, TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 68°09'44" W; THENCE ALONG THE ARC OF SAID CURVE 31.39 FEET THROUGH A CENTRAL ANGLE OF 12°56'21"; THENCE S 55°13'23" E 2.00 FEET, TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 55°13'23" W; THENCE ALONG THE ARC OF SAID CURVE 28.33 FEET THROUGH A CENTRAL ANGLE OF 11°30'44"; THENCE N 43°42'39" W 2.00 FEET, TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 43°42'39" W; THENCE ALONG THE ARC OF SAID CURVE 37.89 FEET THROUGH A CENTRAL ANGLE OF 15°37'07"; THENCE S 28°05'32" E 2.00 FEET, TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 28°05'32" W; THENCE ALONG THE ARC OF SAID CURVE 27.22 FEET THROUGH A CENTRAL ANGLE OF 11°03'43"; THENCE N 17°01'49" W 2.00 FEET, TO A POINT ON A 147.35 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 16°55'43" W; THENCE ALONG THE ARC OF SAID CURVE 30.99 FEET THROUGH A CENTRAL ANGLE OF 12°03'03"; THENCE S 6°59'53" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 6°59'53" E; THENCE ALONG THE ARC OF SAID CURVE 26.86 FEET THROUGH A CENTRAL ANGLE OF 1°27'33"; THENCE N 8°27'26" W 1.00 FEET; THENCE N 8°24'15" W 37.70 FEET, TO A POINT ON A 63.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 35°32'53" W; THENCE ALONG THE ARC OF SAID CURVE 39.72 FEET THROUGH A CENTRAL ANGLE OF 36°07'38"; THENCE N 89°25'15" W 189.46 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 0°34'45" W 25.10 FEET, TO THE POINT OF CURVATURE OF A 128.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 50.46 FEET THROUGH A CENTRAL ANGLE OF 22°29'51", TO A POINT ON A 1055.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 22°11'22" E; THENCE ALONG THE ARC OF SAID CURVE 86.84 FEET THROUGH A CENTRAL ANGLE OF 4°42'50"; THENCE S 26°54'12" E 1.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 26°54'12" E; THENCE ALONG THE ARC OF SAID CURVE 33.21 FEET, THROUGH A CENTRAL ANGLE OF 1°48'17"; THENCE N 28°42'29" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 28°42'29" E; THENCE ALONG THE ARC OF SAID CURVE 39.03 FEET, THROUGH A CENTRAL ANGLE OF 2°06'59"; THENCE S 30°49'28" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 30°49'28" E; THENCE ALONG THE ARC OF SAID CURVE 37.95 FEET, THROUGH A CENTRAL ANGLE OF 2°03'43"; THENCE N 32°53'11" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 32°53'11" E; THENCE ALONG THE ARC OF SAID CURVE 29.01 FEET, THROUGH A CENTRAL ANGLE OF 1°34'24"; THENCE S 34°27'35" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 34°27'35" E; THENCE ALONG THE ARC OF SAID CURVE 37.77 FEET, THROUGH A CENTRAL ANGLE OF 2°03'08"; THENCE N 36°30'43" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 36°30'43" E; THENCE ALONG THE ARC OF SAID CURVE 28.78 FEET, THROUGH A CENTRAL ANGLE OF 1°33'39"; THENCE S 38°04'23" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 38°04'23" E; THENCE ALONG THE ARC OF SAID

CURVE 34.98 FEET, THROUGH A CENTRAL ANGLE OF 1°54'01"; THENCE N 39°58'24" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 39°58'24" E; THENCE ALONG THE ARC OF SAID CURVE 31.03 FEET, THROUGH A CENTRAL ANGLE OF 1°40'58"; THENCE S 41°39'22" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 41°39'22" E; THENCE ALONG THE ARC OF SAID CURVE 26.97 FEET, THROUGH A CENTRAL ANGLE OF 1°27'56"; THENCE N 43°07'17" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 43°07'17" E; THENCE ALONG THE ARC OF SAID CURVE 38.05 FEET, THROUGH A CENTRAL ANGLE OF 2°03'48"; THENCE S 45°11'05" E 2.00 FEET, TO A POINT ON A 1054.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 45°11'05" E; THENCE ALONG THE ARC OF SAID CURVE 25.97 FEET, THROUGH A CENTRAL ANGLE OF 1°24'40"; THENCE N 46°35'45" W 2.00 FEET, TO A POINT ON A 1056.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 46°35'45" E; THENCE ALONG THE ARC OF SAID CURVE 35.04 FEET, THROUGH A CENTRAL ANGLE OF 1°54'02"; THENCE S 65°20'47" W 32.79 FEET; THENCE N 24°39'13" W 2.00 FEET; THENCE S 66°40'49" W 33.33 FEET; THENCE S 23°19'11" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 48.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°19'11" W; THENCE ALONG THE ARC OF SAID CURVE 39.29 FEET THROUGH A CENTRAL ANGLE OF 46°24'58"; THENCE N 23°05'47" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 46.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 23°05'47" E; THENCE ALONG THE ARC OF SAID CURVE 22.05 FEET THROUGH A CENTRAL ANGLE OF 27°10'22"; THENCE S 50°16'08" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 139.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 50°16'08" W; THENCE ALONG THE ARC OF SAID CURVE 35.80 FEET THROUGH A CENTRAL ANGLE OF 14°42'15"; THENCE N 35°33'53" E 2.00 FEET; THENCE N 54°26'07" W 24.79 FEET; THENCE S 35°33'53" W 2.00 FEET; THENCE N 54°26'07" W 24.79 FEET; THENCE N 35°33'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 35°33'53" E; THENCE ALONG THE ARC OF SAID CURVE 36.82 FEET THROUGH A CENTRAL ANGLE OF 10°01'20"; THENCE S 45°35'13" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 212.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 45°35'13" E; THENCE ALONG THE ARC OF SAID CURVE 34.06 FEET THROUGH A CENTRAL ANGLE OF 9°10'59"; THENCE N 54°46'12" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 210.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 54°46'12" E; THENCE ALONG THE ARC OF SAID CURVE 36.74 FEET THROUGH A CENTRAL ANGLE OF 9°59'58"; THENCE S 64°46'11" W 2.00 FEET; THENCE N 25°13'49" W 24.47 FEET; THENCE N 64°46'11" E 2.00 FEET; THENCE N 25°13'49" W 16.47 FEET, TO THE POINT OF A 189.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 9.86 FEET THROUGH A CENTRAL ANGLE 2°58'57"; THENCE S 61°47'14" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 187.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 61°47'14" W; THENCE ALONG THE ARC OF SAID CURVE 31.37 FEET THROUGH A CENTRAL ANGLE OF 9°35'04"; THENCE N 52°12'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 189.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 52°12'10" W; THENCE ALONG THE ARC OF SAID CURVE 28.69 FEET THROUGH A CENTRAL ANGLE OF 8°40'32"; THENCE S 43°31'38" W 2.00 FEET; THENCE N 46°28'22" W 25.41 FEET; THENCE N 43°31'38" E 2.00 FEET; THENCE N 46°28'22" W 34.41 FEET; THENCE S 43°31'44" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 43°31'44" E; THENCE ALONG THE ARC OF SAID CURVE 16.04 FEET THROUGH A CENTRAL ANGLE OF 2°32'09"; THENCE N 46°03'53" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 46°03'53" E; THENCE ALONG THE ARC OF SAID CURVE 35.02 FEET THROUGH A CENTRAL ANGLE OF 5°34'00"; THENCE S 51°37'53" W 2.00 FEET, TO THE POINT OF CURVATURE OF A 362.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 51°37'53" E; THENCE ALONG THE ARC OF SAID CURVE 25.23 FEET THROUGH A CENTRAL ANGLE OF 3°59'17"; THENCE N 55°37'10" E 2.00 FEET, TO THE POINT OF CURVATURE OF A 360.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 55°37'10" E; THENCE ALONG THE ARC OF SAID CURVE 24.75 FEET THROUGH A CENTRAL ANGLE OF 3°56'00"; THENCE S 59°33'10" W 1.00 FEET, TO THE POINT OF

CURVATURE OF A 361.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 59°33'10" E; THENCE ALONG THE ARC OF SAID CURVE 23.64 FEET THROUGH A CENTRAL ANGLE OF 3°44'47", TO A POINT ON A 101.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 19°44'43" W; THENCE ALONG THE ARC OF SAID CURVE 6.07 FEET THROUGH A CENTRAL ANGLE OF 3°26'35", TO A POINT ON A 367.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 63°26'31" E; THENCE ALONG THE ARC OF SAID CURVE 127.75 FEET THROUGH A CENTRAL ANGLE OF 19°54'59"; THENCE S 46°28'22" E 59.80 FEET, TO THE POINT OF CURVATURE OF A 182.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 67.66 FEET THROUGH A CENTRAL ANGLE OF 21°14'33"; THENCE S 25°13'49" E 40.93 FEET, TO THE POINT OF CURVATURE OF A 217.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 110.86 FEET THROUGH A CENTRAL ANGLE OF 29°12'17"; THENCE S 54°26'07" E 49.58 FEET, TO THE POINT OF CURVATURE OF A 134.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 35.08 FEET THROUGH A CENTRAL ANGLE OF 14°56'41", TO THE POINT OF CURVATURE OF A 53.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 70.18 FEET THROUGH A CENTRAL ANGLE OF 75°09'47"; THENCE N 65°20'47" E 67.03 FEET; THENCE S 48°29'47" E 16.54 FEET, TO A POINT ON A 1034.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 48°29'47" E; THENCE ALONG THE ARC OF SAID CURVE 872.52 FEET THROUGH A CENTRAL ANGLE OF 48°19'29", TO THE POINT OF CURVATURE OF A 22.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 27.46 FEET THROUGH A CENTRAL ANGLE OF 69°55'35", TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; THENCE N 0°42'49" E 161.06 FEET; THENCE N 89°25'15" W 19.75 FEET, TO THE POINT OF BEGINNING.
CONTAINS 42,965 SQ FT OR 0.99 ACRE MORE OR LESS



IVINS CITY OWNERSHIP BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING S 0°57'47" W 699.66 FEET ALONG THE WEST LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, POINT BEING THE NORTH NORTH QUARTER CORNER OF SAID SECTION 8 AND S 89°39'59" E 1,320.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 8; ALONG THE NORTH NORTH QUARTER LINE AND ALONG THE FOLLOWING 9 COURSES: S 0°42'47" W 24.49 FEET; TO THE POINT OF CURVATURE OF A 158.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 11.66 FEET THROUGH A CENTRAL ANGLE OF 4°13'50"; THENCE S 84°56'57" W 2.00 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 84°56'57" E; THENCE ALONG THE ARC OF SAID CURVE 35.76 FEET THROUGH A CENTRAL ANGLE OF 14°31'50"; THENCE S 89°34'53" W 2.74 FEET; TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 89°34'53" E; THENCE ALONG THE ARC OF SAID CURVE 51.89 FEET THROUGH A CENTRAL ANGLE OF 21°23'50"; THENCE S 68°10'59" E 2.65 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 68°10'59" W; THENCE ALONG THE ARC OF SAID CURVE 27.22 FEET THROUGH A CENTRAL ANGLE OF 11°03'40"; THENCE N 42°45'00" W 2.65 FEET; TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 42°45'00" E; THENCE ALONG THE ARC OF SAID CURVE 51.89 FEET THROUGH A CENTRAL ANGLE OF 21°23'50"; THENCE N 68°10'59" W 2.65 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 68°10'59" W; THENCE ALONG THE ARC OF SAID CURVE 27.22 FEET THROUGH A CENTRAL ANGLE OF 11°03'40"; THENCE N 42°45'00" W 2.65 FEET; TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 42°45'00" E; THENCE ALONG THE ARC OF SAID CURVE 51.89 FEET THROUGH A CENTRAL ANGLE OF 21°23'50"; THENCE N 63°31'10" W 2.65 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 63°31'10" E; THENCE ALONG THE ARC OF SAID CURVE 35.76 FEET THROUGH A CENTRAL ANGLE OF 14°31'50"; THENCE N 89°34'53" W 2.74 FEET; TO A POINT ON A 158.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 89°34'53" E; THENCE ALONG THE ARC OF SAID CURVE 11.66 FEET THROUGH A CENTRAL ANGLE OF 4°13'50"; THENCE N 84°56'57" W 2.00 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 84°56'57" E; THENCE ALONG THE ARC OF SAID CURVE 35.76 FEET THROUGH A CENTRAL ANGLE OF 14°31'50"; THENCE N 89°34'53" W 2.74 FEET; TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 89°34'53" E; THENCE ALONG THE ARC OF SAID CURVE 51.89 FEET THROUGH A CENTRAL ANGLE OF 21°23'50"; THENCE S 68°10'59" E 2.65 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 68°10'59" W; THENCE ALONG THE ARC OF SAID CURVE 27.22 FEET THROUGH A CENTRAL ANGLE OF 11°03'40"; THENCE N 42°45'00" W 2.65 FEET; TO A POINT ON A 139.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 42°45'00" E; THENCE ALONG THE ARC OF SAID CURVE 51.89 FEET THROUGH A CENTRAL ANGLE OF 21°23'50"; THENCE N 63°31'10" W 2.65 FEET; TO A POINT ON A 141.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; WITH A RADIUS WHICH BEARS N 63°31'10