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SEWER LINE EASEMENT

0376421 Bk 0585 Pg 0295
RUSSELL SHIRTS * WASHINGTON CO RECORDER
1990 DEC 28 16:33 PM FEE $.00 BY RJP
REQUEST: IVINS TOWN

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar ($1.00) and other good and valuable consideration paid to CLYE L. ROWLEY and DORENE W. ROWLEY, hereinafter referred to as "Grantors," by the City of St. George, City of Santa Clara, and the Town of Ivins, hereinafter referred to as "Grantees," Grantors do hereby grant, transfer and convey unto the Grantees both a temporary easement and a perpetual easement, with the right to erect, construct, install and lay, and thereafter a perpetual easement to use, operate, inspect, repair, maintain, replace of expand sewer facilities, including but not limited to large diameter outfall lines, a service road, and possibly the placement of rip-rap, steel or concrete structures, under and along any portion of the property described herein which may be owned by Grantors in Washington County, State of Utah.

The temporary easement shall be 50 feet in width during the period of construction, and upon completion, the perpetual easement shall be 30 feet in width, the centerline of both the temporary and perpetual easements is described in Exhibit "A", attached hereto and incorporated herein by this reference.

Grantees agree to maintain the easement in good repair so that Grantors can continue to make such use of the surface of said easement as does not interfere with its purposes as described herein, and in such a manner that no damage results to the adjacent land of Grantors. Grantors shall provide reasonable ingress and egress to and from said right-of-way.

The benefits of this easement shall inure to the benefit of Grantees, or any municipal successor thereof, but shall not inure to or be for the benefit of any private assignee of Grantees.

The legal description of the property effected by the aforesaid Right-of-Way Easement is particularly described as follows:

All of the N 1/2 of the West 1/3 of Lot 3, Block 28 ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, in Section 9, Township 42 South, Range 16 West, Salt Lake Base and Meridian, according to the Official Map of said lands on file in the office of the County Recorder of Washington County, State of Utah.

TOGETHER with all improvements and appurtenances thereunto belonging.

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The undersigned covenants that they are the owners of the above-described property.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29 day of November 1990.

GRANTORS:

Clye L. Rowley

Dorene W. Rowley

STATE OF UTAH)
) ss.
COUNTY OF)

On the 29th day of November, 1990, personally appeared before me Clye L. Rowley and Dorene W. Rowley, the signers of the foregoing document, who upon being duly sworn, acknowledged to me that they executed the same.

Notary Public

My Commission Expires:
1-11-94

Residing In:
Salt Lake Co.

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BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(801) 673-2337

Legal Description
Prepared For
Ivins, Santa Clara & St. George Sewer
Exhibit "A"

Beginning at a manhole located within the right of way of 800 South Street Extended of Ivins, Utah, said point being located N 88°07'39" E 281.50 feet along the section line and North 4.47 feet from the South 1/4 corner of Section 5, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence S 53°06' E 1200.00 feet more or less to a manhole; thence S 61°06' E 400.00 feet more or less to a manhole; thence S 71°08' E 400.00 feet more or less to a manhole; thence S 66°10' E 400.00 feet more or less to a manhole; thence S 42°40' E 400.00 feet more or less to a manhole; thence S 61°48' E 68.00 feet to a point on the West line of Section 9, Township 42 South, Range 16 West, said point being located N 0°40'46" W along the section line 1077.76 feet from the West 1/4 corner of said Section 9; thence S 61°48' E 332.00 feet more or less to a manhole; thence S 45°54' E 375.00 feet more or less to a manhole; thence S 37°17'26" E 400.00 feet more or less to a manhole; thence S 66°50'47" E 330.00 feet more or less to a manhole; thence S 41°05' E 330.00 feet more or less to a manhole; thence S 48°45' E 630.00 feet more or less to a manhole; thence S 26°10' E 220.00 feet more or less to a manhole; thence S 75°30' E 155.00 feet more or less to a manhole; thence S 32°49' E 320.00 feet more or less to a manhole; thence S 52°08' E 400.00 feet more or less to a manhole; thence S 44°40' E 400.00 feet more or less to a manhole; thence S 25°57' E 800.00 feet more or less to a manhole; thence S 42°36' E 400.00 feet more or less to a manhole; thence S 61°25' E 400.00 feet more or less to a manhole; thence S 69°01' E 559 feet more or less to a point on the South line of said Section 9, said point being located N 89°12'22" E along the section line 1038.85 feet from the South 1/4 corner of said Section 9; thence S 69°01' E 394.41 feet more or less to a manhole; thence S 69°01' E 305.00 feet more or less to a manhole; thence S 48°47' E 695.00 feet more or less to a manhole; thence S 47°46' E 370.00 feet more or less to a manhole; thence East 185.00 feet more or less to a manhole, said point also being located S 0°16'24" E along the section line 983.61 feet from the section corner common to Sections 9, 10, 15 and 16, Township 42 South, Range 16 West; thence S 45°30' E 400.00 feet more or less to a manhole; thence S 61°00' E 200.00 feet more or less to a manhole; thence S 47°57' E 175.00 feet more or less to a manhole; thence S 11°50' E 140.00 feet more or less to a manhole; thence S 44°05' E 165.00 feet more or less to a manhole; thence S 19°46' E 400.00 feet more or less to a manhole; thence S 43°24' E 240.00 feet more or less to a manhole; thence S 21°26' E 210.00 feet more or less to a manhole; thence S 5°29' W 154.87 feet to a point on the center section line of Section 15, said point being located N 89°36'10" E along the center section line 1088.14 feet from the West 1/4 corner of said Section 15; thence S 5°29' W 245.13 feet more or less to a manhole; thence S 4°20' W 320.00 feet more or less to a manhole; thence S 11°36' E 400.00 feet more or less to a manhole; thence S 82°00' E 345.00 feet more or less to a manhole; thence S 82°00' E 175.00 feet more or less to a manhole; thence S 34°45' E 380.00 feet more or less to a

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manhole; thence S 34°45' E 190.00 feet more or less to a manhole; thence S 21°03' W 470.00 feet more or less to a manhole, said point being located in the highway right of way of old Highway 91, also known as Sunset Boulevard; thence S 5°15' E within said highway 70.00 feet more or less to a manhole; thence S 70°36' E within said highway 836.67 feet to a point on the center section line of Section 15, Township 42 South, Range 16 West, said point being located N 0°16'13" W along the center section line, 204.25 feet from the South 1/4 corner of said Section 15; thence S 70°36' E along said highway 173.33 feet more or less to a manhole; thence S 18°40' E 152.39 feet to a point on the south section line of said Section 15, said point being located N 89°22'33" E along the section line 211.67 feet from the South 1/4 corner of said Section 15; thence S 18°40' E 247.61 feet more or less to a manhole; thence S 22°27' E 400.00 feet more or less to a manhole; thence S 57°22' E 395.00 feet more or less to a manhole; thence S 2°30' E 650.00 feet more or less to a manhole; thence S 46°47'38" E 150.00 feet more or less to a manhole; thence S 11°30' W 385.00 feet more or less to a manhole; thence S 4°54' E 400.00 feet more or less to a manhole; thence S 4°54' E 295.00 feet more or less to a manhole; thence S 0°42' W 4.62 feet more or less to a point on the center section line of Section 22, Township 42 South, Range 16 West, said point being located N 89°21'38" E along the center section line 861.79 feet from the center 1/4 of said Section 22; thence S 0°42' W 295.38 feet more or less to a manhole; thence S 19°47' E 265.00 feet more or less to a manhole; thence S 50°20' E 360.00 feet more or less to a manhole; thence S 23°30' E 350.00 feet more or less to a manhole; thence S 23°30' E 320.00 feet more or less to a manhole; thence S 21°40' W 360.00 feet more or less to a manhole; thence S 50°22' W 175.00 feet more or less to a manhole; thence S 24°57' W 400.00 feet more or less to a manhole; thence S 1°00' E 82.00 feet more or less to a manhole, said point being on the centerline of the existing lower Santa Clara outfall sewer line, said point also being located N 89°32'12" E along the section line 1001.83 feet and North 377.26 feet from the South 1/4 corner of Section 22, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being the terminal point of this easement.

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