

**TOWN OF LEEDS
RESOLUTION 2015-01**

A RESOLUTION OF THE LEEDS TOWN COUNCIL TO ACCEPT SUBDIVISIONS, INC. ROADWAY & SLOPE EASEMENTS

WHEREAS, the Town Council of the Town of Leeds, Utah, held an open and public meeting on the 22nd day of April, 2015, to consider the acceptance of a perpetual roadway easement and slope easements for ingress and egress: and

WHEREAS, the Town Council of the Town of Leeds, Utah, by majority vote, is formally accepting the easements:

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN: RON CUNDICK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN: ANGELA ROHR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN: JOE ALLEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN: NATE BLAKE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LEEDS, UTAH, THAT the Town of Leeds does accept the perpetual roadway easement and slope easements for ingress and egress granted by Subdivisions, Inc. and authorizes the Mayor to submit said easements to Washington County for recording.

ADOPTED AND APPROVED THIS 22 DAY OF APRIL, 2015.



Mayor Wayne Peterson

Attest:



Deputy Clerk/Recorder, Kristi Barker

When Recorded Return To:

Leeds Town
218 North Main Street
PO Box 460879
Leeds Utah, 84746

Tax ID: 3268-A-1-LS

ROADWAY & SLOPE EASEMENTS

That in consideration of One Dollar and other good and valuable consideration paid to SUBDIVISIONS, INC., a Utah Corporation, herein referred to as Grantor, by the Town of Leeds, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, transfer and convey unto Grantee, its successors and assigns, a perpetual roadway easement and slope easements for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace a roadway, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

SEE EXHIBIT A, B, C and D

TO HAVE AND TO HOLD such property to Grantee, the Leeds Town, forever for the uses and purposes normally associated with a roadway and slope easement.

Grantee shall maintain the perpetual easements in good repair. Grantee does agree to in no way encumber said easements or subject it to the imposition of liens of any type during the term of this easement. If any improvement is installed, built, or placed within the easements, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easements rights and the Town of Leeds is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of these easements shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

At any future time that Grantor or their assigns develops or improves the subject property they have the right to change or move the described roadway easements location provided Grantor or their assigns shall provide an equally adequate roadway dedication or easements across the subject property to maintain the intended access to the south boundary of the Silver Pointe Annexation at the point at which it is now connected with this instrument.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 5th
day of may, 20 14.

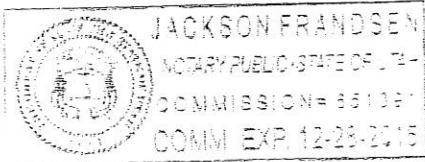
GRANTOR: SUBDIVISIONS, INC.

J. Gordon Casey v.p.
J. Gordon Casey, Vice President

STATE OF UTAH)
 SS.
County of Utah)

On the 6th day of May, 2014, A.D., personally appeared before me J. Gordon Casey, who being by me duly sworn, did say that he is the Vice President of Subdivisions, Inc. a Utah Corporation, the corporation that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Corporation, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Corporation.

My Commission Expires: 12-28-2015 Jackson Frandsen
Notary Public





43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

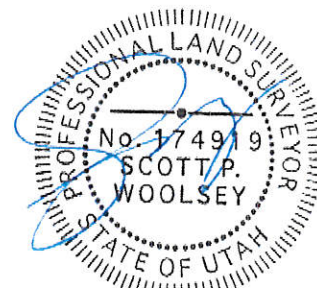
alphaengineering.com

EXHIBIT A

RIGHT OF WAY DESCRIPTION FOR A 66.00 FOOT WIDE ROADWAY ACROSS SUBDIVISIONS, INC. PROPERTY (April 30, 2014)

A 66.00 foot wide right-of-way, 33.00 feet each side of the following described centerline:

Commencing at the Northwest Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South $00^{\circ}15'16''$ East along the Section line, a distance of 1838.96 feet; Thence West, a distance of 460.40 feet, to the Point of Beginning; said point being the beginning of a 219.22 foot radius curve to the right, the radius point of which bears South $53^{\circ}36'29''$ East, thence easterly along the arc of said curve, a distance of 137.82 feet, through a central angle of $36^{\circ}01'14''$, to the beginning of a 219.22 foot radius reverse curve to the left, thence northeasterly along the arc of said curve, a distance of 137.82 feet, through a central angle of $36^{\circ}01'14''$; Thence North $36^{\circ}23'32''$ East, a distance of 897.89 feet, to the beginning of a 200.00 foot radius curve to the left, thence northerly along the arc of said curve, a distance of 275.88 feet, through a central angle of $79^{\circ}01'58''$; Thence North $42^{\circ}38'26''$ West, a distance of 30.81 feet, to the beginning of a 200.00 foot radius curve to the right, thence northerly along the arc of said curve a distance of 123.69 feet, through a central angle of $35^{\circ}26'00''$; Thence North $07^{\circ}12'27''$ West, a distance of 5.81 feet, to the beginning of a 200.00 foot radius curve to the right, thence northeasterly along the arc of said curve, a distance of 169.03 feet, through a central angle of $48^{\circ}25'24''$; Thence North $41^{\circ}12'58''$ East, a distance of 40.41 feet, to the beginning of a 361.56 foot radius curve to the left, thence northerly along the arc of said curve, a distance of 83.76 feet, through a central angle of $13^{\circ}16'26''$, to the Point of Terminus, said point being on the southerly line of the Silver Pointe Annexation boundary, point being located North $89^{\circ}09'52''$ East, along the north section line of said Section 7, a distance of 47.33 feet, and South $42^{\circ}58'53''$ East, a distance of 423.57 feet from the Northwest Corner of said Section 7.



A/30/14



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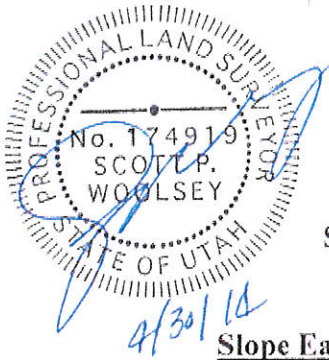


EXHIBIT C

SLOPE EASEMENTS ACROSS SUBDIVISION, INC. PROPERTY

(April 30, 2014)

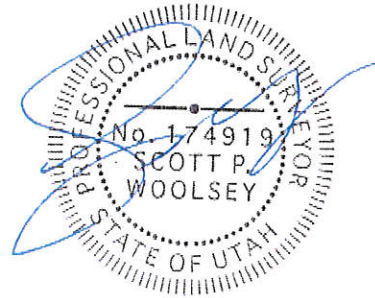
Slope Easement #1

Commencing at the Northwest Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South $00^{\circ}15'16''$ East along the Section line, a distance of 908.07 feet; Thence East, a distance of 288.28 feet, to the Point of Beginning; Thence North $22^{\circ}42'35''$ West, a distance of 90.25 feet; Thence North $34^{\circ}27'31''$ West, a distance of 147.62 feet; Thence North $18^{\circ}22'49''$ West, a distance of 131.60 feet; Thence North $30^{\circ}53'31''$ West, a distance of 95.22 feet; Thence North $11^{\circ}57'14''$ West, a distance of 52.54 feet; Thence North $24^{\circ}00'39''$ East, a distance of 81.14 feet; Thence North $44^{\circ}34'26''$ East, a distance of 49.28 feet; Thence North $29^{\circ}36'38''$ East, a distance of 76.01 feet; Thence North $19^{\circ}54'10''$ East, a distance of 99.90 feet, to a point on the Southerly line of the Silver Pointe Annexation boundary; Thence South $42^{\circ}58'53''$ East, along said line, a distance of 147.29 feet, to a point on a 328.56 foot radius curve to the right, the radius point of which bears North $64^{\circ}03'37''$ West, thence leaving said Silver Pointe annexation line and running southwesterly along the arc of said curve a distance of 87.60 feet, through a central angle of $15^{\circ}16'35''$; Thence South $41^{\circ}12'58''$ West, a distance of 40.41 feet, to the beginning of a 233.00 foot radius curve to the left, thence along the arc of said curve a distance of 196.92 feet, through a central angle of $48^{\circ}25'24''$; thence South $07^{\circ}12'27''$ East, a distance of 5.81 feet, to the beginning of a 233.00 foot radius curve to the left, thence along the arc of said curve a distance of 144.09 feet, through a central angle of $35^{\circ}26'00''$; Thence South $42^{\circ}38'26''$ East, a distance of 30.81 feet, to the beginning of a 167.00 foot radius curve to the right, thence along the arc of said curve a distance of 194.74 feet, through a central angle of $66^{\circ}48'43''$, to the Point of Beginning.

Slope Easement #2

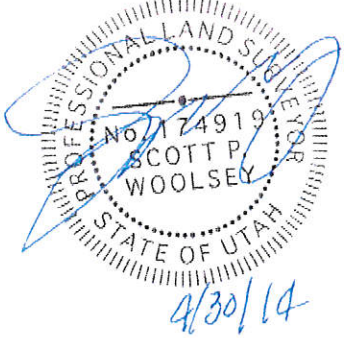
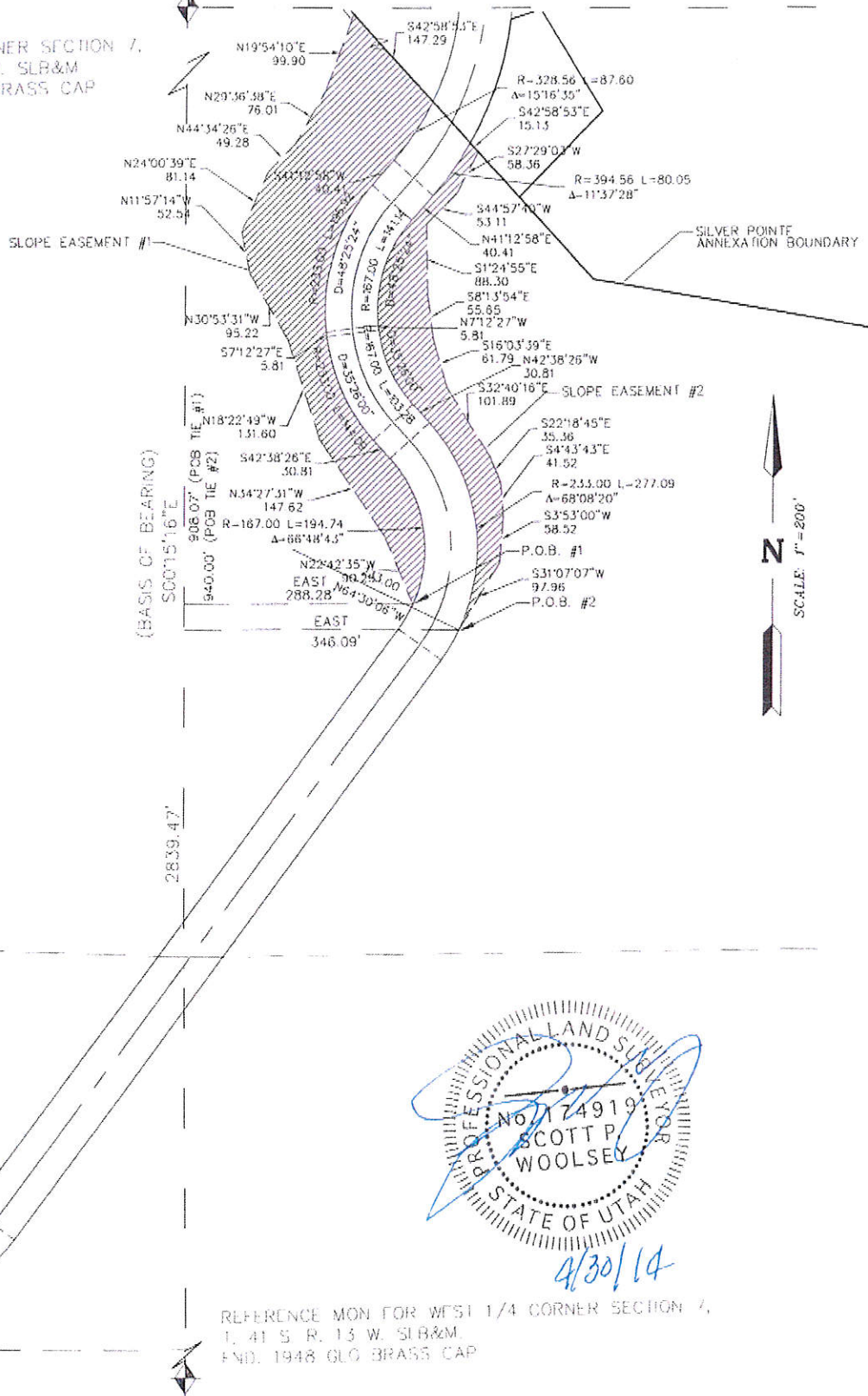
Commencing at the Northwest Corner of Section 7, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South $00^{\circ}15'16''$ East along the Section line, a distance of 940.00 feet; Thence East, a distance of 346.09 feet, to the Point of Beginning, said point being on a 233.00 foot radius curve to the left, the radius point of which bears North $64^{\circ}30'06''$ West, thence northerly along the arc of said curve, a distance of 277.09 feet, through a central angle of $68^{\circ}08'20''$; Thence North $42^{\circ}38'26''$ West, a distance of 30.81 feet, to the beginning of 167.00 foot radius curve to the right, thence along the arc of said curve a distance of 103.28 feet, through a central angle of $35^{\circ}26'00''$; Thence North $07^{\circ}12'27''$ West, a distance of 5.81 feet, to the beginning of a 167.00 foot radius

curve to the right, thence along the arc of said curve, a distance of 141.14 feet, through a central angle of $48^{\circ}25'24''$; Thence North $41^{\circ}12'58''$ East, a distance of 40.41 feet, to the beginning of a 394.56 foot radius curve to the left, thence along the arc of said curve a distance of 80.05 feet, through a central angle of $11^{\circ}37'28''$, to a point on the South line of the Silver Point Annexation boundary; Thence South $42^{\circ}58'53''$ East, along said line, a distance of 15.13 feet; thence leaving said Silver Point Annexation line, and running South $27^{\circ}29'03''$ West, a distance of 58.36 feet; Thence South $44^{\circ}57'40''$ West, a distance of 53.11 feet; Thence South $01^{\circ}24'55''$ East, a distance of 88.30 feet; Thence South $08^{\circ}13'54''$ East, a distance of 55.65 feet; Thence South $16^{\circ}03'39''$ East, a distance of 61.79 feet; Thence South $32^{\circ}40'16''$ East, a distance of 101.89 feet; Thence South $22^{\circ}18'45''$ East, a distance of 35.36 feet; Thence South $04^{\circ}43'43''$ East, a distance of 41.52 feet; Thence South $03^{\circ}53'00''$ West, a distance of 58.52 feet; Thence South $31^{\circ}07'07''$ West, a distance of 97.96 feet, to the Point of Beginning.



4/30/14

NORTHWEST CORNER SECTION 7,
T. 41 S. R. 13 W. SLB&M
FND. 1931 GLO BRASS CAP



REFERENCE MON FOR WEST 1/4 CORNER SECTION 7,
T. 41 S. R. 13 W. SLB&M
FND. 1948 GLO BRASS CAP

SLOPE EASEMENTS ACROSS SUBDIVISIONS, INC. PROPERTY EXHIBIT "D"

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