

CYC # 8229

ENT 68463;2000 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Aug 30 3:33 pm FEE 10.00 BY SS
RECORDED FOR CENTURY TITLE

DRAINAGE EASEMENT AGREEMENT

La Mar W. and Shirley E. Coon, trustees for the La Mar and Shirley Coon Trust, dated April 30, 1991, GRANTORS, hereby grant to Lake Mountain Development Co., LLC, GRANTEE, a Limited Liability Co. their successors in interest and assigns, GRANTEES, for the sum of Ten Dollars and other Valuable consideration, a perpetual, non-exclusive easement and rite of way for the construction, operation, maintenace, repair, alteration, inspection of a storm water swail, etc. and associated facilities related thereto, on, over, under and across real property located in Utah County, State of Utah, a 12.5 foot wide drainage easement with centerline described as follows:

Commencing at a point which is North 89°45'10", West 6.25 feet from the Southwest Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence South 0°14'50", West 1,317.39 feet parallel to and 6.25 feet distant West of the Section Line to a point opposite the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian.

Basis of Bearing: Utah State Plane Coordinate System, Utah Central Zone.

The GRANTORS reserve the right to occupy and use said property for all purposes not inconsistent with the rights herin. No structures shall be placed in the Easement by GRANTORS that may interfere with storm water flows.

Improvements to the DRAINAGE EASEMENT will be engineered and constructed in such a manner that the Developers of Lake Mountain Estates will hold the GRANTORS harmless for any problems which might arise from run-off water occuring due to " AN ACT OF GOD FLOOD" or other natural or unnatural cause, or defect in design, engineering, building and maintaining said drainage system, so long as GRANTORS development or use of said easement does not contribute to such problems.

The GRANTEES will bring all utilities, such as water, gas, sanitary sewer, power, phone, cable, etc. to a point in the roadway or roadway easements along HARBOR PARK WAY, West of the above DRAINAGE EASEMENT for easy access to the GRANTOR to tie into should he decide to develop his 40 acre parcel. Or in the event he sells his 40 acres for the buyer of such to have easy access to same.

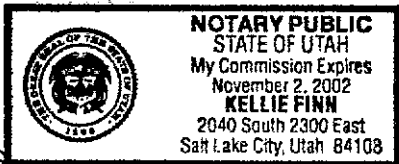
In witness whereoff, the parties have hereunto set their hands this 12 day of Oct 1999.

GRANTORS
By [Signature] LA MAR W. COON, TRUSTEE LFOL 2438160710
By [Signature] SHIRLEY E. COON, TRUSTEE UL 2438924 4/01

County of Salt Lake)
State of Utah)

On this 12 day of Oct, 1999, the above signed individuals personally appeared before me, and duly acknowledged to me that they signed same.

Notary Public residing at [Signature]
My Commission expires 11-2-2002



GRANTEES
LAKE MOUNTAIN DEVELOPMENT CO. LLC