

WHEN RECORDED MAIL TO:
VILLAGES @ TWIN LAKES LLC
ATTN: RON HATFIELD
110 SOUTH MAIN STREET
LONDON, UT 84042

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DOC # 20090004665

Easements Page 1 of 3
Russell Shirts Washington County Recorder
02/10/2009 11:02:43 AM Fee \$ 14.00
By INWEST TITLE SERVICES INC



Easement

The Grantor, VILLAGES @ TWIN LAKES, LLC, A UTAH LIMITED LIABILITY COMPANY (hereinafter "VILLAGES"), for the sum of TEN dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, conveys, sells, and sets over unto the Grantee TWIN LAKES RECREATIONAL VEHICLE PARK OWNERS ASSOCIATION (hereinafter "TWIN LAKES RV PARK"), its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves and valve boxes and other sewer transmission and distribution structures and facilities (hereinafter collectively "FACILITIES"), more particularly described in the Washington County records, State of Utah, as follows:

A perpetual sewer line easement, upon part of an entire tract of property situate in the Northwest Quarter of Section 21, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said easement being 15.00 feet, 7.50 feet perpendicularly distance on each side of the following described centerline: Beginning at the intersection of southerly boundary line of Twin Lakes RV Park and the existing sewer line, which point is located North 01°09'10" East 1122.53 feet and East 528.51 feet from the West Quarter Corner of said Section 21; and running thence South 19°16'15" East 46.70 feet to an existing sewer manhole, thence South 45°35'12" East 57.45 feet to an existing sewer manhole; thence South 00°18'31" East 195.68 feet to an existing sewer manhole; thence South 38°28'58" East 158.22 feet to an existing sewer manhole; thence South 07°41'00" East 129.22 feet; thence South 68°20'29" East 187.85 feet to an existing sewer manhole; thence South 00°49'51" West 11.47 to an existing sewer pump station and the terminus of said easement.

Parcel No. SGM-5-3-A & SGM-5-1-D

CONTAINS 11,799 S.F. (0.27 ACRES)

TO HAVE AND HOLD the same unto the TWIN LAKES RV PARK, its successors and assigns, with the right of ingress and egress in the TWIN LAKES RV PARK, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, TWIN LAKES RV PARK and its contractors may use such portion of VILLAGES property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction, repair, removal, or replacement of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. VILLAGES shall have the right to use the above described property except for purposes for which this right-of-way and easement is granted to the TWIN LAKES RV PARK, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the TWIN LAKES RV PARK hereunder.

VILLAGES shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right of way and easement nor change the contour thereof

EXHIBIT PLAT

a portion of
the West Half of Section 21

Township 42 South, Range 15 West, Salt Lake Base and Meridian
City of St. George, County of Washington, State of Utah



TWIN LAKES RV PARK

POINT OF BEGINNING SEWER EASEMENT

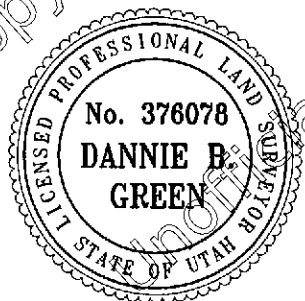
17 16
20 21

528.51'

1122.53'
N01°09'10"E (BASIS OF BEARINGS) 2667.94'

SEWER EASEMENT
TWIN LAKES A LA MODE
11,799 SQUARE FEET
0.271 ACRES

TWIN LAKES A LA MODE



SEWER PUMPSTATION



SCALE 1" = 100 FEET

PSOMAS

1173 SOUTH 250 WEST, SUITE 308
ST GEORGE, UTAH 84770
(438) 628-6912



FOUND AND ACCEPTED WASHINGTON COUNTY BRASS CAP

PROPERTY CORNER, NOTHING FOUND, NOTHING SET.