

WHEN RECORDED, MAIL TO:
Magna Water District
2711 South 8600 West
Magna, Utah 84044

Easement
(CORPORATION)
Salt Lake County

11369362
04/12/2012 03:51 PM \$14.00
Book - 10008 Pg - 810-812
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAGNA WATER DISTRICT
2711 SOUTH 8600 WEST
MAGNA UT 84044
BY: DCD, DEPUTY - WI 3 P.

Magna School Development, LLC, a limited liability company,
a corporation of the State of Utah, Grantor, hereby GRANT AND
CONVEYS to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah 84044,
Grantee, for the sum of ONE DOLLAR & NO/100 Dollars,
a perpetual easement, upon part of an entire tract of land, for the purpose of
installing and maintaining a WATER LINE / HYDRANTS, situate in the
1/4 1/4 of Section , Township South, Range West, SLB&M. The boundaries
of said easement are described as follows:

See Exhibit A

Grantor hereby agrees that MAGNA WATER DISTRICT, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Continued on Page 2

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

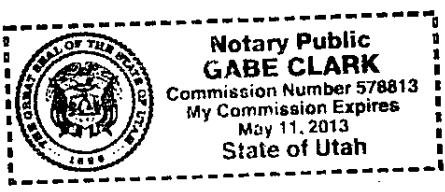
IN WITNESS WHEREOF, said Magna School Development, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 29th day of March, A.D. 2012.

STATE OF _____) Magna School Development, LLC
) ss.
COUNTY OF _____) By [Signature], Manager

On the date first above written personally appeared before me, Jed Stevenson, who, being by me duly sworn, says that he is the Manager of Magna School Development, LLC, a ~~corporation~~ limited liability company, and that the within and foregoing instrument was signed in behalf of said ~~corporation~~ limited liability company by authority of the Manager, and said Jed Stevenson acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
Notary Public





GREAT BASIN ENGINEERING
 5746 South 1475 East • Ogden, Utah 84403
 Phone: 801.394.4515 • Fax: 801.392.7544
 www.greatbasinengineering.com

EXHIBIT A

April 6th, 2012

Entheos Academy

20.0 Wide Water Line Easement

A part of the Southeast Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West right of way line of 7200 West Street (a Public Road), said point being 498.54 feet North 0°05'25" East along the Quarter Section Line and 40.00 feet North 89°48'49" West to the Southeast Corner of Entheos Academy Property and 28.76 feet North 0°05'25" East along said West right of way line; thence North 89°48'40" West 167.56 feet; thence North 34°26'28" West 61.09 feet; thence South 55°58'00" West 17.00 feet; thence North 34°02'00" West 17.94 feet; thence South 72°42'40" West 30.65 feet; thence South 79°10'34" West 182.29 feet; thence North 10°49'26" West 20.00 feet; thence North 79°10'34" East 181.16 feet; thence North 72°42'40" East 28.74 feet; thence North 55°33'32" East 64.80 feet; thence North 0°04'09" West 139.95 feet; thence North 89°54'35" West 8.76 feet; thence North 85°30'15" West 104.65 feet; thence South 79°49'34" West 124.04 feet; thence North 10°10'26" West 20.00 feet; thence North 79°49'34" East 126.62 feet; thence South 85°30'15" East 106.46 feet; thence South 89°54'35" East 77.71 feet; thence South 44°43'20" East 72.73 feet; thence North 89°55'51" East 59.07 feet to said West right of way line; thence South 0°05'25" West 20.00 feet along said West right of way; thence South 89°55'51" West 67.37 feet; thence North 44°43'20" West 72.76 feet; thence North 89°54'35" West 41.40 feet; thence South 0°04'09" East 150.45 feet; thence South 55°33'32" West 43.63 feet; thence South 34°26'28" East 68.00 feet; thence South 89°48'40" East 157.04 feet to said West right of way line; thence South 0°05'25" West 20.00 feet along said West right of way line to the point of beginning.

Contains 22,407 square feet

