

9568429
11/30/2005 03:48 PM \$0.00
Book - 9224 Pg - 3075-3078
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RIVERTON CITY
ATT: KAREN HOM-ENGINEERING DEP
12830 S 1700 W
RIVERTON UT 84065
BY: EPM, DEPUTY - WI 4 P.

MONARCH MEADOWS APARTMENTS

WHEN RECORDED RETURN TO:
Riverton City Recorder 12830 South 1700
West Riverton City, Utah 84065-2406

GRANT OF EASEMENT

The undersigned MMA, LLC, a Utah Limited Liability Company, herein after referred to as Grantor, of Salt Lake City, County of Salt Lake, State of Utah, in consideration One Dollars (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby convey to the Riverton City an easement and right of way for a storm drain line, hereinafter more particularly designated and described, over and across certain real property owned by Grantor and situated in the County of Salt Lake, State of Utah and more particularly described as follows (the "Easement Area"):

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, BEGINNING AT A POINT WHICH IS NORTH 89°53'23" WEST ALONG THE SECTION LINE 87.37 FEET AND SOUTH 74.96 FEET FROM A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 1;

**THENCE SOUTH 21°35'53" EAST 22.92 FEET;
THENCE SOUTH 11°48'01" EAST 372.74 FEET;
THENCE SOUTH 00°44'48" EAST 300.44 FEET;
THENCE SOUTH 00°05'01" EAST 275.48 FEET;
THENCE SOUTH 03°16'44" EAST 8.13 FEET;
THENCE SOUTH 89°53'28" WEST 20.03 FEET;
THENCE NORTH 03°16'44" WEST 7.60 FEET;
THENCE NORTH 00°05'01" WEST 275.96 FEET;
THENCE NORTH 00°44'48" WEST 298.33 FEET;
THENCE NORTH 11°48'01" WEST 369.10 FEET;
THENCE NORTH 21°35'53" WEST 29.12 FEET;
THENCE EAST, A DISTANCE OF 21.51 FEET TO THE POINT OF BEGINNING.**

Part of Parcel Identification Number 32-01-225-007

THE EASEMENT AREA IS ILLUSTRATED ON EXHIBIT Z ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The easement hereby conveyed is for the sole purpose of locating, establishing, constructing and maintaining over, under and across the Easement Area a storm drain line. The need for such improvements has been determined by Riverton City.

The route and course of the storm drain line leading to and from such Easement Area shall be placed in an area that does not affect Grantor's development plans, as set forth in Exhibit Z.

Grantor also agrees to construct for the benefit of Riverton City the following described improvements within the Easement Area and shall, upon acceptance by Riverton City, dedicate to Riverton City the completed improvements described hereafter:

A 24" REINFORCED CONCRETE PIPE BEGINNING AT 13400 SOUTH AND ENDING AT ROSE CREEK

Grantor, its successors, assigns agree to protect and not encumber the Easement Area.

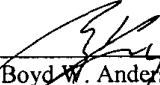
Grantor shall be responsible for all repairs and maintenance of the storm drain line. In addition, Grantor shall be responsible for all repairs to landscaping, curb and gutter, and other surface improvements except for asphalt damaged by Grantee's repair and maintenance activities. Grantee shall be responsible for all repairs to asphalt damaged by Grantee's repair and maintenance activities.

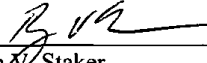
This easement and right of way for the storm drain line shall run with the land and be enforceable against all future owners of the land.

In witness whereof, we have hereunto set our hands this 28th day of November, 2005.

GRANTOR:

MMA, LLC,
a Utah limited liability company

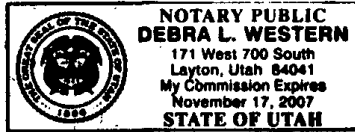
By: 
Boyd W. Anderson
Its: Manager

By: 
Ryan V. Staker
Its: Manager

STATE OF UTAH)
:SS.
COUNTY OF SALT LAKE)

The foregoing Grant of Easement was acknowledged before me this 28th day of November, 2005, by Boyd W. Anderson, the Manager of MMA, LLC, a Utah limited liability company, who signed on behalf of said company.

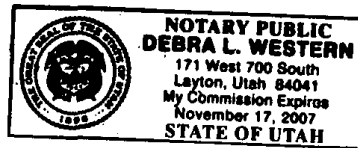

NOTARY PUBLIC



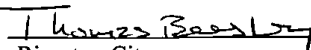
STATE OF UTAH)
:SS.
COUNTY OF SALT LAKE)

The foregoing Grant of Easement was acknowledged before me this 28th day of November, 2005, by Ryan V. Staker, the Manager of MMA, LLC, a Utah limited liability company, who signed on behalf of said company.


NOTARY PUBLIC



Acceptance:


Riverton City

