

When Recorded Return to:

Grantee

Agency

Address

City, State and zip

Grantor

Page 1 of 2

Project: Harvest Hills PUD

ENT 113616:2002 PG 1 of 4  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Sep 27 9:53 am FEE 24.00 BY SN  
RECORDED FOR SALISBURY HOMES

## EASEMENT

Located in the \_\_\_\_\_ Quarter of Section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_, Salt Lake Base and Meridian, U.S. Survey. Harvest Hills Planned Unit Development, City of Saratoga Springs, Utah County, Utah. Lot numbers 122, 123, 124, 125, 126, 127, 128, and 129.

For the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S) hereby grant, convey, sell, and set over unto the Harvest Hills Master Home Owners Association, a Utah non-profit corporation, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace driveways, mailbox structures, utility pipe, lines, and other utility transmission and distribution structures and facilities and associated improvements, hereinafter called FACILITIES, said right-of-way and easement, being situated in the Harvest Hills Planned Unit Development, the City of Saratoga Springs, Utah County, State of Utah, over and through parcels of the GRANTOR'S land as described in Exhibit A which is attached hereto and incorporated herewith by this reference.

TO HAVE AND TO HOLD the same unto the GRANTEE, its successors and assigns, so long as such FACILITIES shall be maintained, with the right of ingress and egress in the GRANTEE, its officers, employees, representatives, agents, and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTOR'S property along and adjacent to the easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property through which the work traverses, to as near its original conditions as is reasonably possible. GRANTOR(S) shall have the right to use above described premises except for the purpose for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with any rights granted to the GRANTEE hereunder.

GRANTOR(S) 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 without the written consent of GRANTEE. This right-of-way and easement

grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR(S) and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR(S) have executed their right-of-way and easement this 27 day of SEPT., 2002.

GRANTOR

[Signature]

STATE OF UTAH )

:SS

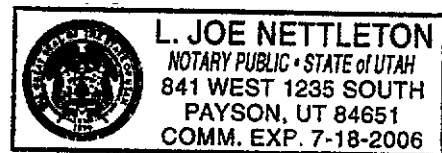
COUNTY OF UTAH )

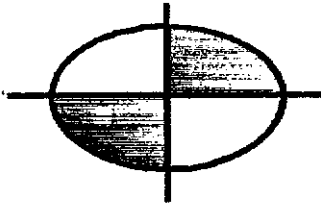
On the 27 day of September, 2002

Rick Saltberg, the signers of the above instrument, personally appeared before me and duly acknowledged to me they executed this instrument.

[Signature]  
Notary Public

My Commission Expires: 7-18-06  
Residing in: Payson UT





# DUDLEY & ASSOCIATES, Inc.

ENGINEERS      PLANNERS      SURVEYORS

Windsor Development Co.  
Easement Description  
Orem, Utah  
September 16, 2002

Commencing at a point on the existing back of curb located South 00°34'14" West along the Section line 978.10 feet and East 220.87 feet from the Northeast corner of Section 10, Township 5 south, Range 1 West, salt Lake Base and Meridian, thence North 68°09'48" East 32.20 feet: thence North 84°23'53" East 47.23 feet: thence North 12°10'54" East 19.04 feet: thence South 77°49'06" East 15.00 feet: thence South 12°10'54" West 14.23 feet: thence North 84°23'53" East 55.76 feet: thence North 56°39'52" East 6.35 feet: thence North 13°32'34" West 12.83 feet: thence North 40°28'40" West 5.67 feet: thence North 49°31'20" East 21.43 feet: thence South 40°28'40" East 5.67 feet: thence South 13°32'34" East 36.92 feet: thence South 56°39'52" West 46.78 feet: thence South 04°32'31" East 32.15 feet: thence North 85°27'29" East 5.54 feet: thence North 24°43'42" East 18.37 feet: thence South 65°16'18" East 15.00 feet: thence South 24°43'42" West 17.41 feet: thence South 32°01'55" East 34.28 feet: thence South 14°42'28" West 16.93 feet: thence North 75°17'32" West 15.00 feet: thence North 14°42'28" East 11.33 feet: thence North 32°01'55" West 10.28 feet: thence South 85°27'29" West 14.17 feet: thence South 04°32'31" East 87.62 feet: thence North 69°13'49" East 7.56 feet: thence South 20°46'11" East 15.00 feet: thence South 69°13'49" West 23.84 feet: thence North 39°02'32" West 28.88 feet: thence South 76°27'26" West 17.25 feet: thence South 55°25'08" East 13.28 feet: thence South 34°34'52" West 15.00 feet: thence North 55°25'08" West 26.73 feet: thence South 76°27'26" West 36.17 feet: thence North 13°32'34" West 20.00 feet: thence North 76°27'26" East 84.62 feet: thence North 04°32'31" West 60.86 feet: thence South 85°27'29" West 18.81 feet: thence South 04°32'31" East 16.39 feet: thence South 32°42'12" East 5.67 feet: thence South 57°17'48" West 15.00 feet: thence North 32°42'12" West 19.29 feet: thence North 04°32'31" West 31.45 feet: thence North 85°27'29" East 4.11 feet: thence North 06°14'04" West 17.45 feet: thence North 83°45'56" East 20.00 feet: thence South 06°14'04" East 18.04 feet: thence North 85°27'29" East 14.35 feet: thence North 04°32'31" West 50.76 feet: thence South 84°23'53" West 81.96 feet: thence South 68°09'49" West 27.89 feet: thence North 23°57'45" West 19.80 feet to the point of beginning.

Area 12: thence 704 Sq.ft. 0.29 Acre

