

11429552

WHEN RECORDED, MAIL TO:  
Bach Homes, LLC  
11650 S. State Street  
Suite 300  
Draper, Utah 84020

11429552  
07/13/2012 12:16 PM \$12.00  
Book - 10035 Pg - 5042-5043  
**GARY W. OTT**  
RECORDER, SALT LAKE COUNTY, UTAH  
BACH HOMES LLC  
11650 S STATE ST #300  
DRAPER UT 84020  
BY: EAP, DEPUTY - WI 2 P.

## Land Drain Easement

Salt Lake County

Parcel No. 27-20-151-007

**Brandon and Jennifer Muir**, Grantor, hereby GRANT AND CONVEY to the owners of **Lot 3084 of the Jordan Heights P.U.D. Phase 3 Subdivision**, SOUTH JORDAN, UTAH 84095, herein referred to as **GRANTEE**, for the sum of 10 Dollars, and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged a **Land Drain Easement** which is more particularly described as follows;

A 15 foot wide drainage easement located in Lot 3084 of Jordan Heights P.U.D. Phase 3, a subdivision recorded as Entry No. 10020666, Book 2007, Page 80 of plats in the NW1/4 of Section 20, T.3S., R.1W., S.L.B.&M. The boundaries of said easement are described as follows:

Beginning at the southwest corner of said Lot 3084, said corner is approximately 1,707.59 feet South and 353.46 feet East from the Northwest corner of said Section 20; thence N. 22° 43' 17" W. 15.00 feet along the southwesterly lot line of said Lot 3084 to the beginning of a 66-foot non-tangent radius curve to the right, thence easterly along the arc of said curve 61.43 feet through a delta of 43° 22' 59" (Note: chord to said curve bears S.85° 44' 15" E. for a distance of 59.24 feet) to the easterly lot line of lot 3084; thence S.20° 39' 42" W. 15.00 feet along said lot line to the southeast corner of said Lot 3084 beginning of a 51-foot non-tangent radius curve to the left, thence westerly along the arc of said curve 50.21 feet through a delta of 43° 22' 59" (Note: chord to said curve bears N.84° 31' 13" W. for a distance of 48.21 feet) to the point of beginning.

The above described parcel of land contains 828 square feet.

**GRANTEE** reserves said Land Drain Easement, so long as such facilities shall be required, with the right of ingress and egress to said **GRANTEE**, it's officers, employees, representatives, agents, and assigns to enter upon the above described easement with such equipment as is necessary to construct, install, operate, maintain, repair, inspect, protect, remove, replace and access said land drain system appurtenant facilities.

**GRANTOR** shall have the right to use premises except for the purpose for which this land drain easement is granted to the said **GRANTEE**, provided such use shall not interfere with the land drain or any other rights granted to **GRANTEE** hereunder. This land drain easement shall be binding upon, and inure to the benefit of the successors and assigns of **GRANTOR** and may be assigned in whole or part by the **GRANTEE**.

Parcel No. 27-20-151-007

BK 10035 PG 5042

IN WITNESS WHEREOF, the Grantors have executed this Land Drain Easement this 13<sup>th</sup> day of July, 2012.

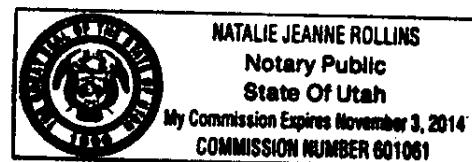
By: 

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



On the 13<sup>th</sup> day of July, 2012, Brandon & Jennifer Muir personally appeared before me who being duly sworn, did say that they are the signers of the foregoing instrument and record owners of said property, who duly acknowledged to me the he/she/they executed the same.

  
Notary Public



My commission Expires:

11/3/2014

Residing at:

Riverton, UT