

11429552

2
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 13th day of July, 2012.

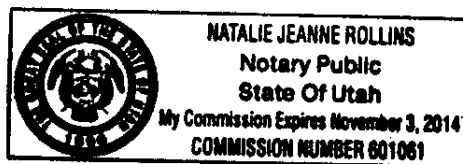
By: [Signature]

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

Jennifer Muir

On the 13th 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.

Natalie J. Rollins
Notary Public



My commission Expires:

11/3/2014

Residing at:

Riverton, UT