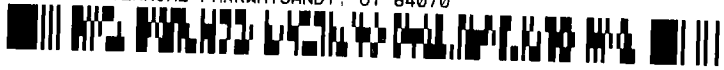


3NF

When recorded please return to:  
Sandy City Recorder  
10000 Centennial Parkway  
Sandy, Utah 84070

14044572 B: 11386 P: 6368 Total Pages: 3  
11/21/2022 01:31 PM By: adavis Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SANDY CITY RECORDER  
10000 CENTENNIAL PARKWAYSANDY, UT 84070



Address 3332 E Lone Springs Cove Parcel ID# 28-14-428-031-0000

**GRANT OF EASEMENT FOR WATER LINES**

Milner Investments, LLC by Michael J. Milner, manager residing in Salt Lake County, Utah, Grantor, hereby grant, convey and warrant to SANDY CITY CORPORATION, a Utah municipal corporation, Grantee, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and access right-of-way for the construction, repair, maintenance, inspection, replacement or removal of water pipelines for the transportation of water through, across, over and under the described premises, together with all rights of ingress, and egress along said easement necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantees use, occupation and enjoyment of this easement, the right to go upon so much of Grantors property as is reasonably necessary to complete the construction of the pipelines, and the right to place dirt, materials and equipment upon Grantors property near or adjacent to the easement. The easement is more particularly described as the following property in Salt Lake County, Utah:

**See Attached Exhibit**

This easement shall be binding on the Grantor and Grantee and their respective successors and assigns.

WITNESS the hand of said Grantor this 20<sup>th</sup> day of October, A.D. 2022

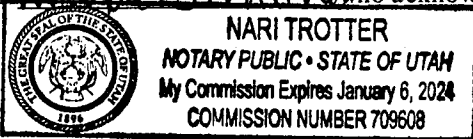
By Milner Investments, LLC  
Michael J. Milner  
Michael J. Milner, Manager

STATE OF UTAH)

: SS

County of Salt Lake)

On the 20<sup>th</sup> day of October, A.D. 2022, personally appeared before me Michael J. Milner who acknowledged that he signed the foregoing instrument.



[Signature]  
Notary Public Residing at  
Wallsburg, UT

My Commission Expires: 1/6/2024

A 15 foot wide description of the water system in the Lone Springs Cove roadway, beginning at lot 1 of the Fellerhoff Subdivision and encompassing the water main, water meters, and fire hydrants in Lone Springs Road going east and south. These features were blue staked and a survey was performed to locate these features.

The basis of bearing for this description is North 89°51'36" East between the West Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, (a found pin set in stone) and the Center of said section 14, (center of square peg set in concrete), having a distance of 2,714.18 feet.

Beginning at a northwesterly lot corner of lot 1 of the Fellerhoff Subdivision, said point being on the centerline of the 50' wide private right of way for Lone Springs Cove as shown in the Fellerhoff Subdivision plat as recorded in the office of the Salt Lake County recorder as Entry Number 7530478, Book 99-12P, Page 325, said point being South 950.48' and East 1389.12 feet from the Center of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, a found pin set in stone, and running thence North 67°31'01" East 5.87 feet; thence northeasterly 11.82 feet along the arc of a 52.50 foot radius non-tangent curve to the left (chords bears North 81°21'54" East 11.80 feet); thence North 74°54'51" East 64.68 feet; thence North 12°15'26" West 8.99 feet; thence North 77°44'34" East 15.00 feet; thence South 12°15'26" East 9.06 feet; thence southeasterly 33.50 feet along the arc of a 82.50 foot radius non-tangent curve to the right (chord bears South 85°24'32" East 33.27 feet); thence North 21°26'22" East 8.75 feet; Thence South 68°33'38" East 15.00 feet; thence South 21°26'22" West 8.75 feet; thence Southeasterly 45.57 feet along the arc of a 82.50 foot radius non-tangent curve to the right (chord bears South 47°31'11" East 45.00 feet); thence South 31°41'41" East 40.35 feet; thence Southeasterly 143.87 feet along the arc of a 307.50 foot radius tangent curve to the right (chord bears South 18°17'29" East 142.56 feet); thence South 04°53'17" East 17.98 feet; thence South 74°30'24" East 35.00 feet; thence South 15°29'36" West 15.00 feet; thence North 74°30'24" West 29.42 feet; thence South 04°53'17" East 31.05 feet; thence South 42°59'20" East 21.09 feet; thence South 47°00'40" West 15.00 feet; thence North 42°59'20" West 26.27 feet; thence North 04°53'17" West 70.21 feet; thence northwesterly 35.39 feet along the arc of a 292.50 foot radius tangent curve to the left (chord bears North 08°21'15" West 35.37 feet); thence South 76°42'37" West 21.72 feet; thence North 13°17'23" West 15.00 feet; thence North 76°42'37" East 21.72 feet; thence northwesterly 86.46 feet along the arc of a 292.50 foot radius non-tangent curve to the left (chord bears North 23°13'37" West 86.14 feet); thence North 31°41'41" West 40.35 feet; thence northwesterly 48.75 feet along the arc of a 67.50 foot radius tangent curve to the left (chord bears North 52°23'03" West 47.70 feet); thence South 10°32'50" West 19.00 feet; thence North 79°27'10" West 15.00 feet; thence North 10°32'50" East 19.00 feet; thence southwesterly 22.68 feet along the arc of a 67.50 foot radius non-tangent curve to the left (chord bears South 84°32'28" West 22.58 feet); thence South 74°54'51" West 68.12 feet; thence southwesterly 26.64 feet along the arc of a 67.50 foot radius tangent curve to the right (chord bears South 86°13'20" West 26.47 feet) to a point on the boundary line of lot 1 of the said Fellerhoff Subdivision; thence along said boundary line North 23°56'01" East a distance of 13.36 feet to the point of beginning.

Containing 8,219 square feet, more or less.

# THE FELLERHOFF WATERLINE EASEMENT



50' PRIVATE ROW  
BK 7779, PG 0797

FIRE HYDRANT

LOT 1, DEER HOLLOW RANCHES  
PARCEL 28-14-428-037

WATER METERS

EDGE OF ASPHALT ROAD  
(TYP)

POINT OF BEGINNING

25' PRIVATE ROAD AND  
UTILITY EASEMENT PER PLAT

LONE SPRINGS COVE

WATER MAIN PER BLUESTAKES  
(TYP)

LOT 1, THE FELLERHOFF  
PARCEL 28-14-428-042

20' PRIVATE ROAD AND  
UTILITY EASEMENT PER PLAT

WATER METER

LOT 2, THE FELLERHOFF  
PARCEL 28-14-428-031

15' NEW WATERLINE EASEMENT  
ENCOMPASSING ALL WATER METERS  
AND FIRE HYDRANTS

WATER METER

LOT 3, THE FELLERHOFF  
PARCEL 28-14-428-050

WATER METER  
FIRE HYDRANT



**WILDING**  
ENGINEERING

14721 SOUTH HERBARE CREEK WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM