

Ent 215288 Bk 930 Pg 1486
Date 29-Jun-2005 12:36PM Fee \$0.00
LuAnn Adams - Filed By d1
Box Elder Co., UT
For WILLARD CITY
02-053-0057 ✓

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Bay View Heights L.C.

_____, of Willard City, Box Elder County, Utah, hereinafter to be known as the GRANTOR, does hereby grant to Willard City Corporation, hereinafter to be known as the GRANTEE, a perpetual easement and right-of-way for the operation, maintenance, removal and replacement of a culinary waterline and appurtenant works upon, over and across real property designated as Horse Riding Common Area owned by the GRANTOR in Willard Peak Ranches No.1, Appaloosa Ranch, A Planned Residential Unit Development in Willard City, Box Elder County, Utah. The grant of said easement is in accordance with the requirements for conditional acceptance by GRANTEE of public infrastructure constructed to serve said Planned Residential Unit Subdivision, Said perpetual easement and right-of-way is more particularly described as follows:

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

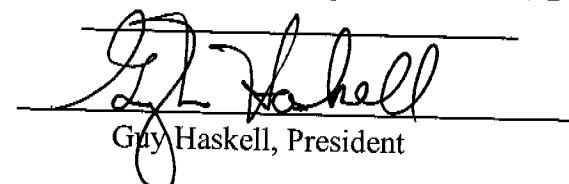
WATERLINE EASEMENT 5 FEET ON BOTH SIDES OF THE BELOW DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF WILLARD PEAK RANCHES NO.1, APPALOOSA RANCH, A PLANNED UNIT DEVELOPMENT, WHICH POINT IS SOUTH 84°18'45" EAST 119.78 ALONG THE NORTH LINE OF LOT 204, WILLARD PEAK RANCHES NO.1, APPALOOSA RANCH, A PLANNED UNIT DEVELOPMENT AND NORTH 05°41'07" EAST 50 FEET AND NORTH 25°27'49" EAST 50.00 FEET AND NORTH 09°50'24" EAST 71.34 FROM THE NORTHWEST CORNER OF LOT 204, WILLARD PEAK RANCHES NO.1, APPALOOSA RANCH, A PLANNED UNIT DEVELOPMENT, BOX ELDER COUNTY, UTAH AND RUNNING THENCE NORTH 09°50'24" EAST 175.88 FEET; THENCE NORTH 59°23'12" WEST 18.43 FEET TO THE SOUTHERLY END OF 200 EAST STREET AS DEDICATED IN WOODYATT ESTATES SUBDIVISION.

Together with the right of ingress and egress for the purposes for which the above mentioned rights are herein granted.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) certifies that he (they) are the owners of record of the real property upon which the foregoing described easement is granted and has executed this instrument this 29 day of June, 2005.

Bay View Heights L.C.


Guy Haskell, President

STATE OF UTAH}
} ss
COUNTY OF BOX ELDER}

On the 29th day of June, 2005, personally appeared before me

Guy M. Haskell

the signer(s) of the foregoing instrument, who duly acknowledged to me that he (they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and the year last above mentioned.



Notary Public in and for the State
Of UT

Residing at: Willard

My Commission Expires: Aug 15, 2006

