

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

SUNSET MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, OWNER OF THE PROPERTY set forth and described in this Plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent Easement and Right-Of-Way over, under, across, and through those areas designated on the Plat, as Utility Easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public entity or the owner, the costs and expenses incurred thereby will be borne by the owner or the entity requiring or requesting the same, on property located in Utah County, State of Utah, more particularly described as follows:

A 10 foot wide public utility easement located on the North side of Healey Blvd. Said Easement being 10 feet North of the following line.

Beginning at a point on the Northerly right-of-way line of Healey Blvd. which is 356.45 feet East and 604.30 feet South of the West Quarter Corner of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian; running thence North 89 degrees 53'31" East 324.49 feet to a point of curvature; thence along the arc of a 1030.00 foot radius curve to the right a distance of 413.83 feet (Central angle equals 23 degrees 01'11" and Long Chord bears South 78 degrees 35'46" East 411.08 feet) to a point of tangency; thence South 67 degrees 05'02" East 100.00 feet to a point of curvature; thence along the arc of a 270.00 foot radius curve to the left a distance of 158.00 feet; (Central angle equals 33 degrees 31'42" and Long Chord bears South 83 degrees 51'09" East 155.75 feet) to the Easterly property line.

DATED this the 27th day of January, 2003.

ENT 27687:2003 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Feb 25 3:37 pm FEE 10.00 BY SS
RECORDED FOR SIGNATURE TITLE

GRANTOR:

SUNSET MOUNTAIN PROPERTIES LIMITED PARTNERSHIP
SUNSET MOUNTAIN PROPERTIES LIMITED PARTNERSHIP

BY:

James K. Patterson, Co-Operating Manager
of Sunset Mountain Management, L.L.C.,
General Partner

BY:

Blaine E. Patterson, Co-Operating Manager
of Sunset Mountain Management, L.L.C.,
General Partner

State of Utah, Utah County;

On the 27TH day of JANUARY, 2003, personally appeared before me JAMES K. PATTERSON AND BLAINE E. PATTERSON, who being by me duly sworn did say, for himself, that they are the member/managers of SUNSET MOUNTAIN MANAGEMENT, L.L.C., a Utah Limited Liability Company, proven to me to be the General Partner of SUNSET MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, the partnership that executed the within instrument and acknowledged that said limited liability company executed the same as the General Partner of Sunset Mountain Properties Limited Partnership, and that said partnership executed the same.

David L. Cottle
Notary Public

