

Ent#:314398 Bk802 Pg614  
Date:15-Mar-2022 02:32 PM  
Fee: \$46.00 ACH  
Filed by: SNK  
TALISHA A JOHNSON, RECORDER  
SANPETE COUNTY CORPORATION  
For: Juab Title & Abstract Company

**RIGHT-OF-WAY AND EASEMENT GRANT**

*mountainville Farms, I*

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Dollar and other good and valuable consideration paid to Mt Pleasant Land, LLC, a Utah limited liability company, hereinafter referred to as Grantor, by Mount Pleasant City, a municipal corporation, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, and convey unto the Grantee, its successors and assigns, a perpetual easement with the right to construct and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove power lines and appurtenances through the land of the Grantor situated in Sanpete County, State of Utah, said land being described as follows:

**The North 10 feet of the following described property, to-wit: Lots 101 through 113 of Mountainville Farms Subdivision Phase 1 according to the official plat thereof filed as Entry No. 313920 in the office of the Sanpete County Recorder. Affects Parcel Nos. 64136 through 64148.**

TO HAVE AND TO HOLD the same unto the Grantee, it's successors and assigns, with the right of access through adjoining property along this right-of-way to build, maintain, operate, repair, inspect, protect, remove, and replace the same. In the case of an emergency when it would be hazardous to do otherwise, access may be from surrounding property. The Grantor shall have the right to use the said premises except for the purposes for which this right-of-way and easement is granted to the Grantee provided such use does not interfere with the facilitation or any other rights granted to the Grantee hereunder.

The Grantor shall not build or construct nor permit to be built or constructed any permanent structure over said right-of-way. The Grantor shall not build or permit to be built any other improvement or pipe over, across, or under said right-of-way, or lower the contour thereof without notifying the Grantee at least two working days before any digging begins.

It is hereby understood that any parties securing this grant on behalf of the Grantee are without authority to make any representations, covenants, or agreements not herein expressed.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15th day of March, 2022.

**Mt Pleasant Land, LLC, a Utah limited liability company**

*McKay Arave Quinn*  
\_\_\_\_\_  
McKay Arave Quinn, Member

STATE OF UTAH                    )  
  : ss.  
COUNTY OF JUAB                )

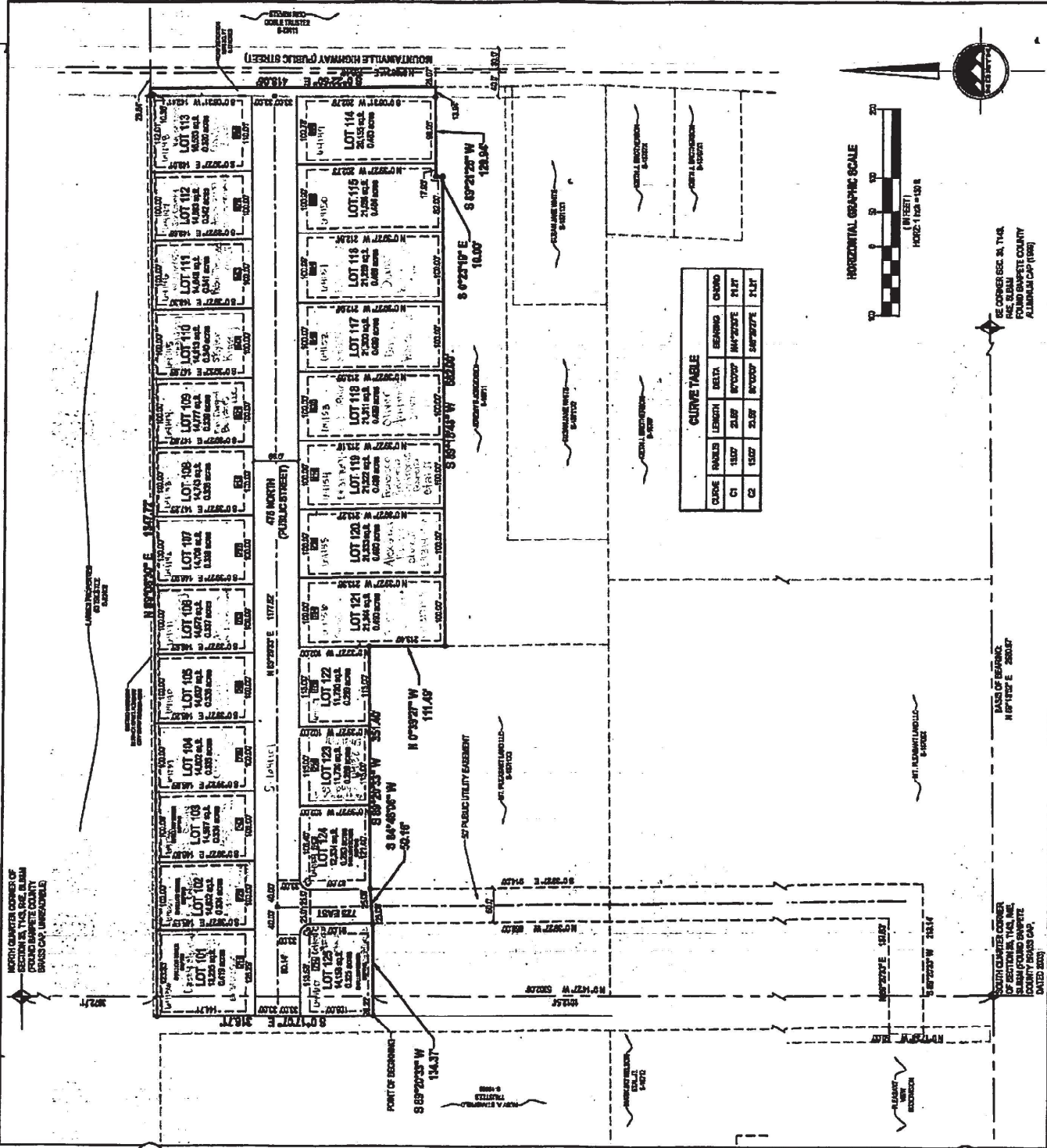
On the 15th day of March, A.D. 2022, personally appeared before me, a Notary Public in and for said state, McKay Arave Quinn, Member of Mt Pleasant Land, I.L.C., a Utah limited liability company, the signer of the above instrument, who duly acknowledged to me that he executed the same in his authorized capacity.



*Mary Lou Sperry*  
\_\_\_\_\_  
Notary Public

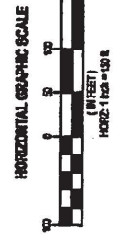


Mountainville Farms Subdivision Phase 1



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.0'	24.87'	87°00'00"	N45°00'00" E	21.87'
C2	150.0'	24.87'	87°00'00"	S45°00'00" E	21.87'



SEE CORNER SEC. 36, T.14S.  
R.6E, S.40M.  
FOUND SANPETE COUNTY  
ALUMINUM CAP (1982)

BASED ON RECORD  
N 87°20' E 350.07'

SOUTH QUARTER CORNER  
OF SECTION 36, T.14S.,  
R.6E, S.40M. FOUND SANPETE  
COUNTY BRASS CAP.  
(DATED 1982)

**ENSIGN**  
2215 WEST 1000 SOUTH  
SALT LAKE CITY, UT 84119  
PHONE: 765-1111  
FAX: 765-1112  
WWW.ENSIGNUTAH.COM

**ENGINTECH**  
2215 WEST 1000 SOUTH  
SALT LAKE CITY, UT 84119  
PHONE: 765-1111  
FAX: 765-1112  
WWW.ENSIGNUTAH.COM

**PROJECT 1001**  
OWNER: MCKAY QUINN, LLC  
DESIGNER: ENSIGN  
DATE: 10/20/2010

**DATE: 10/20/2010**

**LOCATED IN THE SOUTH HALF OF SECTION 35,  
TOWNSHIP 14 SOUTH, RANGE 4 EAST, SALT LAKE  
COUNTY BRASS CAP & BRASS NAIL  
MT. PLEASANT, SANPETE COUNTY, UTAH**

**SURVEYED FOR MCKAY QUINN,  
MT. PLEASANT LAND LLC.  
SANPETE COUNTY, UTAH**

**E#8319120**