

When recorded return to:

Eagle Mountain City  
c/o Fionnuala Kofoed, City Recorder  
1650 E. Stagecoach Run  
Eagle Mountain, UT 84005

**Parcel No. 58:033:0305**

**DEED OF EASEMENT  
FOR CONSTRUCTION, OPERATION, MAINTENANCE AND REPLACEMENT OF  
PUBLIC FACILITIES**

**Eagle Mountain Holdings** (“Grantor”) does hereby grant, convey and warrant to **Eagle Mountain City**, a Utah municipal corporation (“Grantee”), for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, permanent easements and right-of-ways for the purpose of constructing, operating, maintaining one or more underground storm water lines and related appurtenances (collectively “Facilities”), within the area of the easements granted herein, for the use of the Grantee and its successors and assigns, as may be permitted by the Grantee in the exclusive discretion of the Grantee over, across, through and under the premises of the Grantor situated in Utah County, Utah which are depicted in Exhibit 1, and more particularly described on Exhibit 2, attached hereto and incorporated herein (collectively “Easements”).

Also granting to Grantee, its contractors, agents and assignees, a perpetual right of ingress and egress to and from and along said Easements and with the right to operate, maintain, repair, replace, augment and/or remove the Facilities as deemed necessary by Grantee for the operation of the Facilities in the easements. The Grantor covenants that Grantor will not construct or erect or allow or cause to be constructed or erected any permanent structure of any kind which will interfere with the use of the easement granted herein. Grantor agrees that no excavation, change in surface grade, obstruction or structure shall be created or maintained on, over, along or within said right-of-way without Grantee’s prior written consent. The Grantor agrees that the Grantee may enter on the premises subject to this easement and remove all improvements of the Grantor or others which may unreasonably interfere with the use of the easement by the Grantee without liability for the destruction or removal thereof.



# **EXHIBIT 1**

**[Depiction of Easement Locations]**

# EXHIBIT 2

## [Legal Descriptions]

### 16' Storm Drain Easement (1)

A parcel of land located in the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, County of Utah, State of Utah, (Basis of Bearing is between the West Quarter corner and the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, bearing being North 00°18'58" West) being more particularly described as follows:

Commencing at the West Quarter corner of said Section 20 and running thence North 34°34'58" East 3539.66 feet to the Southeast corner of Lot 62, Stonebridge Subdivision, Entry No. 12326, Dated May 31, 2007, recorded with the Utah County Recorder's Office; thence North 54°45'59" East 60.38 feet to the Point of Beginning; thence North 58°40'32" East 16.00 feet; thence South 31°19'28" East 150.82 feet; thence North 89°50'00" East 44.19 feet to a point on the exterior boundary of Parcel No. 58:033:0305; thence South 36°44'12" West 20.01 feet along said exterior boundary; thence South 89°50'00" West 41.20 feet; thence North 31°19'28" West 159.84 feet to the Point of Beginning.

Contains 3,168 square feet, 0.073 acres.

### 16' Storm Drain Easement (2)

A parcel of land located in the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, County of Utah, State of Utah, (Basis of Bearing is between the West Quarter corner and the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, bearing being North 00°18'58" West) being more particularly described as follows:

Commencing at the West Quarter corner of said Section 20 and running thence North 34°34'58" East 3539.66 feet to the Southeast corner of Lot 62, Stonebridge Subdivision, Entry No. 12326, Dated May 31, 2007, recorded with the Utah County Recorder's Office; thence South 70°33'12" East 222.18 feet to the Point of Beginning; thence North 33°55'07" East 121.15 feet to a point on the exterior boundary of Parcel No. 58:033:0305; thence South 54°18'21" East 16.01 feet along said exterior boundary; thence South 33°55'07" West 121.44 feet to a point on the said exterior

boundary; thence North 53°15'48" West 16.02 feet along said exterior boundary to the Point of Beginning.

Contains 1,941 square feet, 0.045 acres.

**Storm Drain Easement / Small Triangle Parcel (3)**

A parcel of land located in the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, County of Utah, State of Utah, (Basis of Bearing is between the West Quarter corner and the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, bearing being North 00°18'58" West) being more particularly described as follows:

Commencing at the West Quarter corner of said Section 20 and running thence North 34°34'58" East 3539.66 feet to the Southeast corner of Lot 62, Stonebridge Subdivision, Entry No. 12326, Dated May 31, 2007, recorded with the Utah County Recorder's Office; thence North 73°22'37" East 304.72 feet to the Point of Beginning; thence North 5°26'40" East 18.69 feet to the South line of Stone Bridge Lane; thence South 45°25'17" East 11.11 feet along said South line to a point on the exterior boundary of Parcel No. 58:033:0305; thence along said exterior boundary southwesterly 14.51 feet along the arc of a 603.00 foot radius curve to the left (chord bears South 41°53'38" West 14.51 feet) through a central angle of 1°22'43" to the Point of Beginning.

Contains 80 square feet, 0.002 acres.