



ENT 34096:2013 PG 1 of 5  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Apr 08 4:49 pm FEE 19.00 BY SS  
RECORDED FOR GROVER, JERRY

**PERMANENT EASEMENT**

Anderson Geneva, LLC and Ice Castle Retirement Fund LLC ( Grantors), of the County of Salt Lake and State of Utah, limited liability companies organized and existing under and by virtue of the laws of the State of Utah and duly authorized to do business under the Statutes of the State of Utah, (Grantors), for and in consideration of ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said companies, hereby represent that Grantors own the fee simple title to and grant and convey to Vineyard Town, a Utah municipal corporation, (Grantee), a permanent easement for the purpose of constructing, maintaining and operating public utilities and infrastructure on, over and through the following described real estate:

**See attached legal description.**

situated in the County of Utah, State of Utah. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantors shall have and retains all rights to use and occupy the premises and access to Grantors' remaining property, except as herein expressly granted; provided, however, Grantors' use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

This permanent easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting of the members of the said limited liability companies held on the ~~4~~<sup>15</sup> day of ~~April~~<sup>April</sup> 2013.

Grantors, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantors' remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

ANDERSON GENEVA, LLC,  
a Utah Limited Liability Company,  
By its Manager,  
Anderson Holdings, LLC

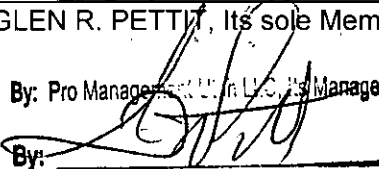
Gerald D. Anderson, Manager

ICE CASTLE RETIREMENT FUND L.L.C.  
a Utah Limited Liability Company,

  
\_\_\_\_\_  
GLEN R. PETTIT, Its sole Member


State of Utah            )  
                                  ) ss.  
County of Salt Lake    )

By: Pro Manager ICE Castle Retirement Fund L.L.C., Its Manager

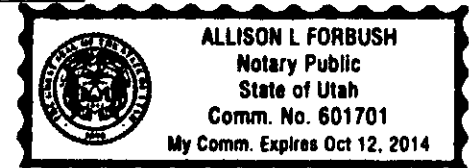
By:   
\_\_\_\_\_  
Glen R. Pettit, Manager

The forgoing instrument was acknowledged before me the 1<sup>st</sup> day of April 2013, by Gerald D. Anderson, as Manager of Anderson Holdings, LLC, a Utah limited liability company, the Manager of Anderson Geneva, LLC, a Utah limited liability company, for and on behalf of said Grantor.

WITNESS my hand and official stamp the date in this certificate first above written:

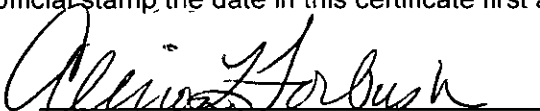
  
\_\_\_\_\_  
Notary Public

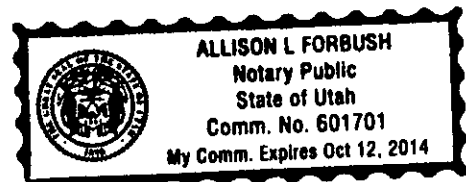
State of Utah            )  
                                  ) ss.  
County of Salt Lake    )



The forgoing instrument was acknowledged before me the 2<sup>nd</sup> day of April 2013, by Glen R. Pettit, Sole Member of Ice Castle Retirement Fund L.L.C., for and on behalf of said Grantor.

WITNESS my hand and official stamp the date in this certificate first above written:

  
\_\_\_\_\_  
Notary Public



**Anderson Geneva, LLC 10' Public Utility Easement # 1 Description (Parcel 17-019-0027)**

A perpetual public utility easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the SE1/4NE1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is North 01°32'27" West 181.95 feet along the section line and North 88°27'33" East 4,501.05 feet from the West Quarter Corner of said Section 17; thence along the southerly side of an offsite utility easement as described in that certain Permanent Easement recorded as Entry 66402:2012 on the records of the Utah County Recorder North 53°24'27" East 18.48 feet; thence South 32°30'57" East 57.59 feet; thence South 39°00'31" East 84.90 feet; thence South 47°00'14" East 84.28 feet; thence South 56°15'44" East 85.52 feet to a point of curvature on the westerly side of a public utility easement on Mill Road as described in that certain Permanent Easement recorded as Entry 66402:2012 on the records of the Utah County Recorder; thence southeasterly along said public utility easement 108.52 feet along the arc of a 624.00 foot radius curve to the left, through a central angle of 09°57'53", the chord of which bears South 60°02'56" East 108.39 feet; thence South 25°04'43" West 0.79 feet; thence North 64°55'17" West 108.75 feet; thence North 56°15'44" West 87.09 feet; thence North 47°00'14" West 85.79 feet; thence North 39°00'31" West 86.17 feet; thence North 32°30'57" West 48.41 feet; thence North 77°30'57" West 11.92 feet to the point of beginning.

The above described easement contains 3,598 square feet or 0.083 acre in area, more or less.

Basis of bearings: The line between the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1820) and the Witness Corner for the Southwest Corner of said section (Utah County GIS Monument No. 80121) bears South 01°18'03" East.

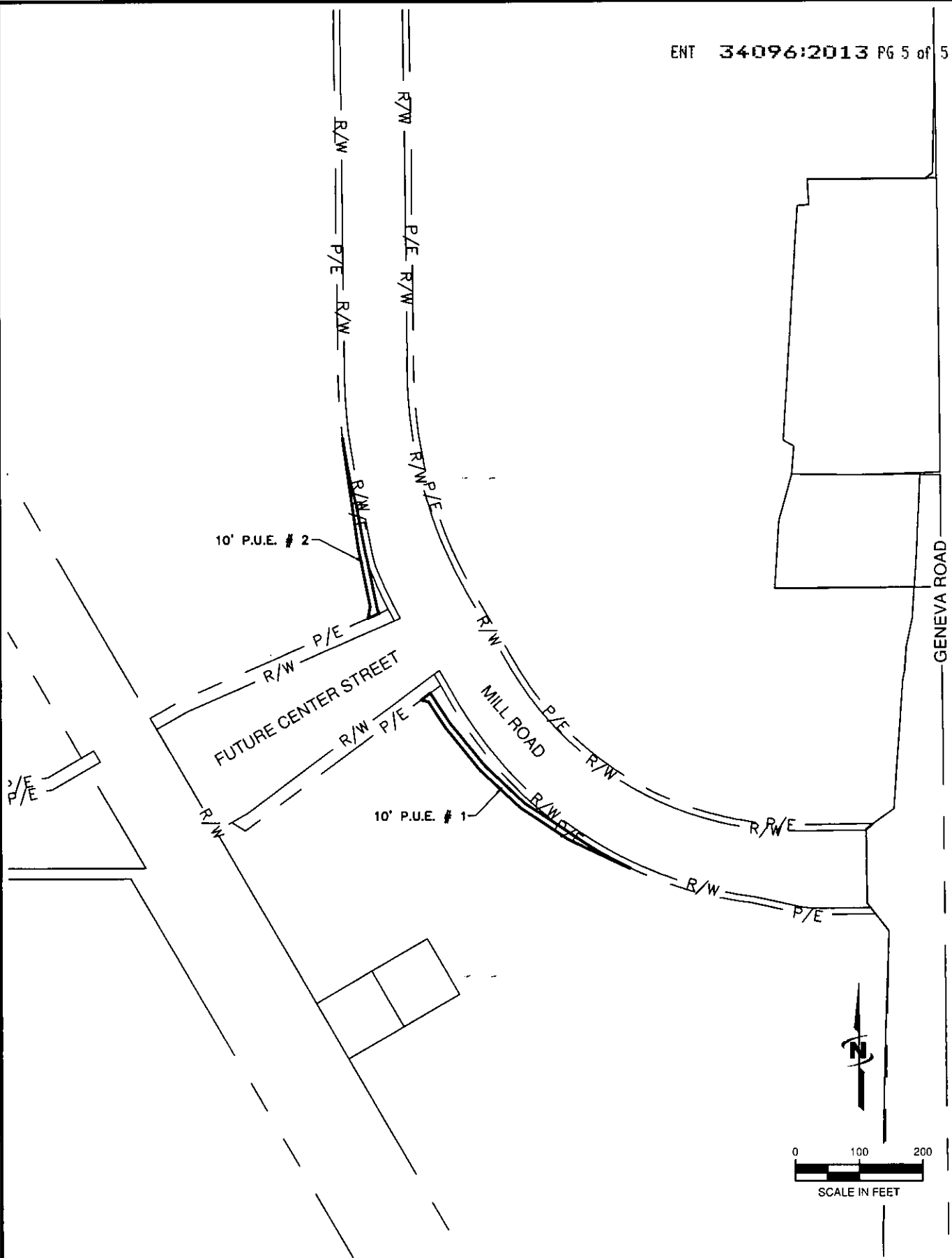
**Anderson Geneva, LLC 10' Public Utility Easement # 2 Description (Parcel 17-019-0027)**

A perpetual public utility easement upon part of an entire tract of property, which entire tract is described as "Surveyed Tract B" in that certain Special Warranty Deed recorded as Entry 148696:2005 on the records of the Utah County Recorder, which easement is situate in the SE1/4NE1/4 of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is North 01°32'27" West 311.19 feet along the section line and North 88°27'33" East 4,422.01 feet from the West Quarter Corner of said Section 17; thence North 12°29'03" East 18.90 feet; thence North 11°40'39" West 90.59 feet; thence North 08°00'11" West 173.99 feet; thence North 81°59'49" East 0.55 feet to a point of curvature on the westerly side of a public utility easement on Mill Road as described in that certain Permanent Easement recorded as Entry 66402:2012 on the records of the Utah County Recorder; thence the following four (4) courses which are along said easement: (1) southerly 103.07 feet along the arc of a 809.00 foot radius curve to the left, through a central angle of 07°17'59", the chord of which bears South 11°12'19" East 103.00 feet to a point of reverse curvature; (2) southerly 5.40 feet along the arc of a 77.00 foot radius curve to the right, through a central angle of 04°00'54", the chord of which bears South 12°50'52" East 5.39 feet; (3) South 10°50'25" East 77.92 feet to a point of curvature; (4) southerly 8.71 feet along the arc of a 123.00 foot radius curve to the left, through a central angle of 04°03'18", the chord of which bears South 12°52'05" East 8.70 feet; thence South 11°40'39" East 75.78 feet; thence South 23°15'37" East 6.82 feet on the northerly side of an offsite utility easement as described in that certain Permanent Easement recorded as Entry 66402:2012 on the records of the Utah County Recorder; thence along said easement South 66°34'46" West 19.52 feet to the point of beginning.

The above described easement contains 1,938 square feet or 0.044 acre in area, more or less.

Basis of bearings: The line between the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1820) and the Witness Corner for the Southwest Corner of said section (Utah County GIS Monument No. 80121) bears South 01°18'03" East.



Plotted: 3/11/2013 9:57 AM Plotted By: Jeremy Bump  
 Drawn: 3/11/2013 3:22:13 PM Drawn By: JUB  
 FILE: 50-13-015\_C-101\_EXH1.DWG PROJECT: PHASES 6-11006-13-015 C-101 EXHIBITING

**REUSE OF DRAWINGS**  
 THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.

FILE: 50-13-015\_C-101\_EXH1.DWG  
 JUB PROJ. # 50-13-015  
 DRAWN BY: JTB  
 DESIGN BY: BRP/TMT  
 CHECKED BY: DEG/MAC  
 LAST UPDATED: 3/11/2013



<b>REDEVELOPMENT OF THE TOWN OF VINEYARD                  ANDERSON GENEVA PROPERTY</b>		SHEET <b>C-101</b>
EASEMENTS		