

960

RECORDERS MEMORANDUM

PLATTED \_\_\_\_\_

RECORDED \_\_\_\_\_

PROOF READ \_\_\_\_\_

ABSTRACT 3-A

INDEX \_\_\_\_\_

PAGED { GRANTEE

GRANTOR

NOTES MADE water Pt. 4

REMARKS Misc

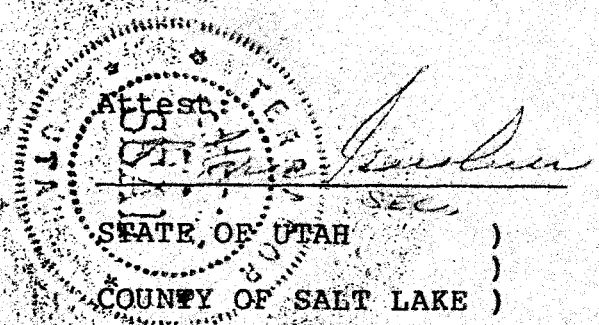
GRANT OF EASEMENTS

TERRACOR, a Utah corporation, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, conveys and quit claims to STANSBURY PARK IMPROVEMENT DISTRICT, a body corporate and politic of the County of Tooele, State of Utah, Grantee, non-exclusive, perpetual easements and rights-of-way over, across, ~~and~~ <sup>under and through</sup> upon the lands hereinafter described. The easements herein granted shall be appurtenant to the lands burdened hereby, said lands being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

WITNESS the hand of said Grantor this 1<sup>ST</sup> day of FEBRUARY, 1983.

TERRACOR, a Utah corporation  
 BY: C. Bruce Miller  
 ITS: Exec. V.P.



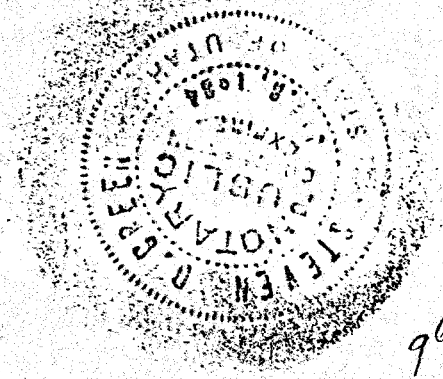
On the 1<sup>st</sup> day of February, 1983, personally appeared before me C. Bruce Miller, who being by me first duly sworn on oath deposed and stated that he is the Exec. Vice President of Terracor, a Utah corporation, that he has read the foregoing Grant of Easements, knows the contents thereof, that he is the signator hereto on behalf of Terracor, and that he has been authorized by said Terracor to execute this document.

Stewart A. Hansen  
 NOTARY PUBLIC  
 Residing in Beaumont, Utah

My commission expires:  
JAN 8, 1984

No. 354713

RECORDED AT THE REQUEST OF Stansbury Park Imp. Dist.  
 DATE FEB 3 1983 TIME 9:45 a.m.  
 BOOK 207 OF RECORDS PAGE 270 FEE No Fee  
 DONNA S. MCKENDRICK TOOELE COUNTY RECORDER  
 Tooele County Recorder  
 DONNA S. MCKENDRICK



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Easement # 1

LEGAL DESCRIPTION  
STANSBURY PARK IMPROVEMENT DISTRICT  
EASEMENT ALONG U.S. HIGHWAY NO. 36

Beginning at the westerly line of Utah Highway No. 36 at the southerly line of Village Boulevard as identified by the SE corner of said road section as recorded in C.C. Subdivision No. 2, a part of Section 22, T2S, R4W, SLB&M, Tooele County, Utah; and thence running southerly along said highway 36 west right-of-way line 2671.00 ft., thence west 20.00 ft., thence northerly parallel to the west right-of-way line of Highway 36, 2671.00 ft.  $\pm$  to the southerly line of said Village Boulevard, thence east 20.00 ft. to the point of beginning.

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TERRA ENGINEERING: SALT LAKE CITY, UTAH **TE**

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LEGAL DESCRIPTION  
STANSBURY PARK IMPROVEMENT DISTRICT  
EASEMENTS

STORM DRAIN EASEMENT  
Southwest Section Stansbury Lake

Captains Island No. 2 and Lakeside No. 2 outfall line beginning at a point that is north 1419.39 ft. and east 290.55 ft. from the SW corner of Section 16, T2S, R4W, SLB&M which point is also the common rear lot corner of Lots 31 and 30 Lakeside Subdivision No. 5, thence N 25°33'52"W 265.00 ft. more or less, thence northeasterly parallel to the R/W of U.S. Highway(40)2230 ft., thence N 25°33'53"W 20.00 ft. more or less to the R/W of said Highway 40.

The above describes the centerline of a 20.00 ft. permanent easement 10.00 ft. each side of said description.

Easement # 3  
SEWER LINE EASEMENT  
Southwest Section of Stansbury Lake  
Captain's Island No. 2 and Lakeside No. 2 Outfall Line

See 16  
X

The following describes a 20.00 ft. easement, 10.00 ft. each side of the described centerline:

Beginning at a point that is north 1585.30 ft. and east 676.82 ft. from the SW corner of Section 16, T2S, R4W, SLB&M, thence N 12°35'29"W 132.00 ft., thence N 38°10'00"W 180.00 ft. more or less to the R/W of U. S. Highway 40.

LEGAL DESCRIPTION  
STANSBURY PARK IMPROVEMENT DISTRICT

EASEMENTS

Easement # 4

STORM DRAIN EASEMENT  
Central Section Stansbury Lake  
Captain's Island No. 2 and Lakeside No. 2

*Sec 16*  
X

The following describes a 20.00 ft. easement, 10.00 ft. each side of the described centerline. Beginning at a point that is north 2106.56 ft. and east 1498.19 ft. from the SW corner, Section 16, T2S, R4W, SLB&M, which point is also the common back corner of Lots 5 and 6, Lakeside Subdivision No. 5, thence N 27°04'25"W 230.00 ft. more or less to an existing storm drain.

Easement # 5

SEWER EASEMENT  
Northeast Section Stansbury Lake  
Lakeside No.'s 1 & 2, Captain's Island No.'s 1 and 2

*Sec 16*  
X

The following describes a 20.00 ft. easement 10.00 ft. each side of the described centerline:  
Beginning at a point that is east 2313.43 ft. and north 2535.79 ft., thence N 27°04'25"W 260.00 ft. more or less to the R/W of U.S. Highway 40.

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TERRA ENGINEERING; SALT LAKE CITY, UTAH **TE**

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LEGAL DESCRIPTION  
STANSBURY PARK IMPROVEMENT DISTRICT  
EASEMENTS NORTH OF U.S. HIGHWAY 40

Easement # 6

Sec 16  
X

CENTERLINE of a 20-Foot Easement for Sewer -- Beginning on a westerly fence segment of the Samuel Clark property at a point S 30°18'30"E 1673.75 ft. from the stone marking the north 1/4 corner of Section 16, T2S, R4W, SLB&M, Tooele County, Utah and running thence S 59°36'35"W 1600.20 ft., thence S 63°02'45"W 1827.08 ft. to a 24-inch sanitary sewer trunk line manhole. (Basis of bearing north line of Section 16 = S 89°57'00"W)

Easement # 7

Sec 16  
X

CENTERLINE of 20-Foot Road Access Right-of-Way -- Beginning at a point 20.00 ft. southwesterly of a 24-inch concrete sewer trunk line which point is S 69°44'20"W 3364.61 ft. from the stone marking the north 1/4 corner of Section 16, T2S, R4W, SLB&M, Tooele County, Utah (NE corner of said section bears N 89°57'00"E) and running thence S 26°49'40"E parallel to and southwesterly 20.00 ft. perpendicular from the centerline of said sewer line 2320.00 ft., thence N 60°00'00"E 670.00 ft., thence S 30°00'00"E 100.00 ft. more or less to the northerly line of Utah Highway 138 and end of right-of-way.

Easement # 8

Sec 16  
X

CENTERLINE of 20-Foot Right-of-Way for 24-Inch Trunk Line -- Beginning at a point on an existing 24-inch concrete sanitary sewer trunk line which point is S 69°46'00"W 3344.68 ft. from the stone marking the north 1/4 corner of Section 16, T2S, R4W, SLB&M, Tooele County, Utah (NE corner of said section bears N 89°57'00"E) and running thence

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TERRA ENGINEERING: SALT LAKE CITY, UTAH **TE**

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Legal Descriptions  
Stansbury Park Improvement District  
Easements North of U.S. Highway 40  
(Continued)

S 26°49'40"E 2360.00 ft. more or less, to the northerly right-of-way line of Utah Highway No. 138 and end of sewer right-of-way.

Easement # 9

WESTERLY Drainage Easement -- Description of sewer and drainage right-of-way 10.00 ft. westerly from and 20.00 ft. easterly from the following described line. Beginning at a point S 13°44'38"W 2314.15 ft. from the stone marking the north 1/4 corner of Section 16, T2S R4W, SLB&M, Tooele County, Utah (NE corner of said section bears N 89°57'00"E) drainage then proceeds north, northwesterly along a natural drainage pathway.

*See 16*  
X

Easement # 10

DRAINAGE and Sewer Easement -- Description of sewer and drainage right-of-way 10.00 ft. westerly from and 20.00 ft. easterly from the following described line. Beginning at a point S 13°44'38"W 2314.15 ft. from the stone marking the north 1/4 corner of Section 16, T2S, R4W, SLB&M, Tooele County, Utah, (NW corner of said section bears N 89°57'00"E), and running thence S 25°04'05"E 244.00 ft. more or less to the northerly right-of-way and end of sewer and drainage right-of-way.

*See 16*  
X

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TERRA ENGINEERING: SALT LAKE CITY, UTAH **T**

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LEGAL DESCRIPTION  
STANSBURY PARK IMPROVEMENT DISTRICT  
EASEMENTS

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Sec 16  
X

Easement # 11

STORM DRAIN EASEMENT

Northeast Section of Stansbury Lake

Serves Captain's Island No. 1 and Lakeside No. 1

The following describes the centerline of a 20.00 ft. easement beginning at a point north 2714.83 and east 221.67 ft. from the SW corner, Section 16, T2S, R4W, SLB&M, thence N 64°00'00"E 915.00 ft. along the south side of U.S. Highway 40, thence S 33°00'00"E 200.00 ft. more or less to Stansbury Lake.

Easement # 12

SEWER EASEMENT

Along south side of U.S. Highway 40 across a strip of land between Millpond and Stansbury Lake connecting into the right-of-way for Club House Drive

Sec 16  
X

The following describes the centerline of a 20.00 ft. easement beginning at a point north 2734.83 ft. and east 2228.67 ft. from the SW corner, Section 16, T2S, R4W, SLB&M, thence N 64°00'00"E 355.00 ft., thence N 63°00'00"E 350.00 ft., thence N 62°00'00"E 350.00 ft., thence N 60°30'00"E 360.00 ft. all along the south side of U.S. Highway 40, which point is approximately 1207.00 ft. east and 680.00 ft. north of the P.O.B., thence departing said highway S 67°30'00"E 460.00 ft., thence N 83°30'00"E 400.00 ft., thence S 73°30'00"E 400.00 ft., thence S 47°00'00"E 400.00 ft., thence S 60°00'00"E 400.00 ft. to the right-of-way of Clubhouse Drive.

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Legal Description  
Stansbury Park Improvement District  
Easements (Continued)

Easement # 13

WATER LINE EASEMENT

Along south side of U.S. Highway 40 across a strip of land between Millpond and Stansbury Lake connecting into the right-of-way for Club House Drive. *See 16*

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The following describes the centerline of a 20.00 ft. easement beginning at a point north 3604.83 ft. and 3721.67 ft. from the SW corner of Section 16, T2S, R4W, SLB&M, thence along the south side of U.S. Highway 40, southwesterly 600.00 ft., thence S 16°00'00"E 200.00 ft. more or less to Stansbury Lake, thence back at the point of beginning and going southeasterly away from U.S. Highway 40 S 27°30'00"E 400.00 ft., thence N 83°30'00"E 400.00 ft., thence S 73°30'00"E 400.00 ft., thence S 47°00'00"E 400.00 ft., thence S 60°00'00"E 400.00 ft. to the right-of-way of Club House Drive. X

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Easement # 14

*Sec 27*  
X

INGRESS AND EGRESS EASEMENT WELL NO. 1

The following describes the center line of a 2-rod easement, 1-rod each side of said centerline:

Beginning at a point west 27 rods and south 2 rods of the N¼ corner of Section 27, T2S, R4W, SLB&M; thence south 77 rods, thence east 8 rods to the west line of Well Site No. 1.

Easement # 15

Easement for Well No. 2 Site

*Sec 27*  
X

Together with a 15.0 foot wide ingress and egress easement (identical in location to an existing utility easement) the centerline of which is described as follows:

Beginning at a point which is west 462 feet more or less and south 1327.5 feet more or less from the north quarter corner of Section 27, thence west 608 feet more or less to point of terminus.

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The easement or easements for access or ingress and egress which are granted by this instrument are granted upon the condition that the grantee shall, at its sole expense, reasonably maintain the property affected by such easement in a manner consistent with the purpose for which this easement is granted, and upon the further condition that in the event the grantee makes any improvements to said property, grantee shall maintain said property, as so improved, in reasonable condition at grantee's sole expense.

The easement or easements for water, sewer or drainage purposes which are granted by this instrument are granted upon the condition that the grantee shall, at its sole expense, restore the surface of the ground to its condition prior to installation, repair or maintenance of facilities located within the property affected by such easements, and shall comply with all recorded covenants, conditions and restrictions, including, without limitation, any such covenants, conditions or restrictions which may require landscaping or underground installation of such facilities.