



ENT 42781:2017 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 May 03 1:27 pm FEE 21.00 BY MA
RECORDED FOR SUNSET NTN MACHINERY

After recording, return to:

PUBLIC UTILITY EASEMENT

Steven G. Smith and Kay Smith, husband and wife and Stanley R. Smith and Katherine Lynn Smith, husband and wife (“herein after the GRANTOR) for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all Public Utilities (“herein after the GRANTEES), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27(2009), a perpetual Public Utility Easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (herein after the FACILITIES) as GRANTEES may require upon, over, under and across a parcel of GRANTOR’S land situated in the County of Utah, State of Utah, which the Grantor owns or in which the Grantor has any interest, to wit:

SEE ATTACHED LEGAL DESCRIPTIONS

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above described property with such equipment as is necessary to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better. If GRANTOR requires a relocation of the Public Utility Easement, GRANTOR shall provide a similar replacement Public Utility Easement for the Public Utility being relocated.

GRANTORS reserve the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all City, State and Federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Signed and delivered this 1 day of May, A.D., 2017.

Grantor:

Steven G. Smith
Steven G. Smith

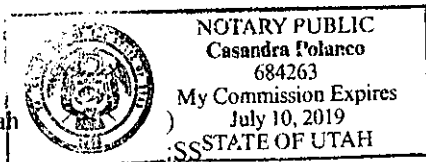
Kay Smith
Kay Smith

Stanley R. Smith
Stanley R. Smith

Katherine Lynn Smith
Katherine Lynn Smith

State of Utah)
 :SS
Utah County)

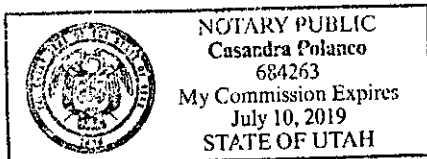
The foregoing instrument was acknowledged before me this 1 day May 2017, by Steven G. Smith, who is personally known by me or has produced satisfactory evidence for identity.



State of Utah)
Utah County)

[Signature]
Notary Public

The foregoing instrument was acknowledged before me this 1 day May 2017, by Kay Smith, who is personally known by me or has produced satisfactory evidence for identity.

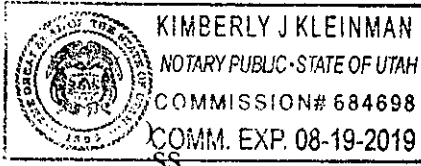


State of Utah)
Utah County)

[Signature]
Notary Public

State of Utah)
 :SS
Utah County)

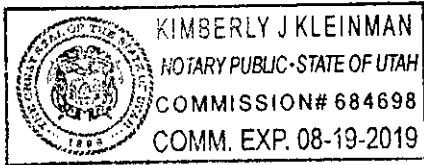
The foregoing instrument was acknowledged before me this 1st day May 2017, by Stanley R. Smith, who is personally known by me or has produced satisfactory evidence for identity.



Kimberly J Kleinman
Notary Public

State of Utah)
 :SS
Utah County)

The foregoing instrument was acknowledged before me this 1st day May 2017, by Kathrine Lynn Smith, who is personally known by me or has produced satisfactory evidence for identity.



Kimberly J Kleinman
Notary Public

LEGAL DESCRIPTIONS

Right of way public utility easements for Sage Park Phase I described with the following road alignments per the final approved Eagle Mountain City Plat:

Road alignment #1:

Point of Beginning South 36 degrees 33 minutes 11 seconds West 1707.21 feet from the Northeast Corner of section 11, Township 6 South and Range 2 West, Salt Lake Base and Meridian, thence North 79 degrees 53 minutes 20 seconds East 116.58 feet, thence 42.81 feet right along a curve with a radius of 204.0 feet, thence South 88 degrees 05 minutes 17 seconds East 380.12 feet.

Public Utility Easement is the outer 10 feet left 31.5 feet and right 39.5 feet along the described alignment.

Road alignment #2:

Point of Beginning South 61 degrees 03 minutes 48 seconds West 751.77 feet from the Northeast Corner of section 11, Township 6 South and Range 2 West, Salt Lake Base and Meridian, thence North 89 degrees 44 minutes 23 seconds West 149.22 feet, thence 70.90 feet left along a curve with a radius of 76.0 feet, thence South 36 degrees 48 minutes 39 seconds West 144.04 feet, thence 48.48 feet left along a curve with a radius of 76.0 feet, thence South 00 degrees 15 minutes 37 seconds West 619.03 feet, thence 53.58 feet left along a curve with a radius of 296.0 feet, thence South 10 degrees 06 minutes 40 seconds East 303.84 feet.

Public Utility Easement is the outer 10 feet left 31.5 feet and right 39.5 feet along the described alignment.

Road alignment #3:

Point of Beginning North 88 degrees 28 minutes 41 seconds West 724.43 feet from the Northeast Corner of section 11, Township 6 South and Range 2 West, Salt Lake Base and Meridian, thence South 00 degrees 15 minutes 37 seconds West 1389.42 feet.

Public Utility Easement is the outer 10 feet right 31.5 feet and left 39.5 feet along the described alignment.

Road alignment #4:

Point of Beginning South 89 degrees 55 minutes 53 seconds West 1251.09 feet from the Northeast Corner of section 11, Township 6 South and Range 2 West, Salt Lake Base and Meridian, thence North 89 degrees 55 minutes 09 seconds East 700.00 feet.

Public Utility Easement is the outer 16 feet left and right of a 76.0 foot wide right of way the center line described above.

Basis of Bearing for the following described easements being the north section line of section 11 as measured between the North East corner and the North Quarter corner, South 89 degrees 55 minutes 43 seconds West and distance being 2688.70 feet.