

When recorded mail to:

Mountainville Development Corporation  
44 Red Pine Drive  
Alpine, Utah 84004



ENT 49773:2022 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Apr 21 2:42 pm FEE 40.00 BY KR  
RECORDED FOR MOUNTAINVILLE DEVELOPMENT C

## PUBLIC UTILITY EASEMENT

Mountainville Development Corporation, a Utah corporation of the county of Utah, State of Utah, the undersigned grantors, hereby

Dedicate a Public Utility Easement(the "Easement") over, on and through the property more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference(the "Property"), for the use and installation of public utility facilities by public utilities, as defined in and in accordance with Utah Code Section 54-3-27, as amended(the "PUE Statute").

The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute. The respective rights and duties of the grantors and the public utilities are entirely set forth in the PUE Statute. Except as described in the PUE Statute, the grantors shall retain the full use and enjoyment of the Property. This Easement shall constitute a covenant running with the Property and shall be binding on and inure to the benefit of each person or entity who acquires or comes to have an interest in the Property, and their respective grantees, transferees, lessees, heirs, devisees, personal representatives, successors and assigns.

IN WITNESS WHEREOF intending to be legally bound, the Grantors execute this Easement to be effective as of this

21 day of February, 2022.  
April

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Mountainville Development Corporation, a Utah corporation

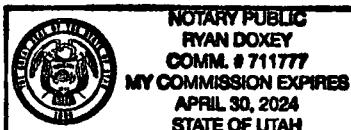
Bart Boggess

Bart Boggess, President

State of Utah

County of Utah

On the 21<sup>st</sup> day of February, 2022, personally appeared before me Bart Boggess, President of Mountainville Development Corporation, a Utah corporation, the signor of the within and foregoing instrument who duly acknowledged to me that he executed the same.



Ryan Dokey  
Notary Public

**MAPLETON HEIGHTS****MAPLETON, UTAH****JOB NO. 5975-05****3-28-2022**

A 19' PUBLIC UTILITY EASEMENT LOCATED ON LOTS 70-79 OF MAPLETON HEIGHTS PLAT B BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 70 OF MAPLETON HEIGHTS PLAT B, SAID POINT BEING N89°35'31"E ALONG THE SECTION LINE, 655.27 FEET AND N00°24'29"W 321.92 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE N74°23'42"E 19.00 FEET; THENCE S15°36'18"E 438.75 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1275.00 FEET, AN ARC LENGTH OF 423.10 FEET, A DELTA ANGLE OF 19°00'47", A CHORD BEARING OF S25°06'41"E, AND A CHORD LENGTH OF 421.16 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.00 FEET, AN ARC LENGTH OF 1.59 FEET, A DELTA ANGLE OF 90°56'57", A CHORD BEARING OF S80°05'33"E, AND A CHORD LENGTH OF 1.43 FEET; THENCE N54°25'58"E 118.48 FEET; THENCE S29°58'28"E 19.09 FEET; THENCE S54°25'58"W 116.62 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.75 FEET, A DELTA ANGLE OF 90°56'57", A CHORD BEARING OF N80°05'33"W, AND A CHORD LENGTH OF 28.52 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1294.00 FEET, AN ARC LENGTH OF 429.40 FEET, A DELTA ANGLE OF 19°00'47", A CHORD BEARING OF N25°06'41"W, AND A CHORD LENGTH OF 427.43 FEET; THENCE N15°36'18"W 438.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,985 SQUARE FEET OR 0.436 ACRES MORE OR LESS.

TOGETHER WITH:

A 19' PUBLIC UTILITY EASEMENT LOCATED ON LOTS 80-100 OF MAPLETON HEIGHTS PLAT B BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 100 OF MAPLETON HEIGHTS PLAT B, SAID POINT BEING N89°35'31"E ALONG THE SECTION LINE, 654.75 FEET AND N00°24'29"W 171.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE S15°36'18"E 293.49 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1334.00 FEET, AN ARC LENGTH OF 462.24 FEET, A DELTA ANGLE OF 19°51'12", A CHORD BEARING OF S25°31'54"E, AND A CHORD LENGTH OF 459.93 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 43.72 FEET, A DELTA ANGLE OF 05°13'08", A CHORD BEARING OF S32°50'55"E, AND A CHORD LENGTH OF 43.71 FEET; THENCE S30°14'21"E 233.51 FEET; THENCE ALONG A

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TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 18.62 FEET, A DELTA ANGLE OF  $53^{\circ}20'37''$ , A CHORD BEARING OF S $03^{\circ}34'03''$ E, AND A CHORD LENGTH OF 17.96 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 235.17 FEET, A DELTA ANGLE OF  $286^{\circ}41'14''$ , A CHORD BEARING OF N $59^{\circ}45'39''$ E, AND A CHORD LENGTH OF 56.12 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 18.62 FEET, A DELTA ANGLE OF  $53^{\circ}20'37''$ , A CHORD BEARING OF N $56^{\circ}54'40''$ W, AND A CHORD LENGTH OF 17.96 FEET; THENCE N $30^{\circ}14'21''$ W 221.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.56 FEET, A DELTA ANGLE OF  $84^{\circ}40'19''$ , A CHORD BEARING OF N $12^{\circ}05'48''$ E, AND A CHORD LENGTH OF 26.94 FEET; THENCE N $54^{\circ}25'58''$ E 115.30 FEET; THENCE S $33^{\circ}52'10''$ E 19.01 FEET; THENCE S $54^{\circ}25'58''$ W 114.73 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.00 FEET, AN ARC LENGTH OF 1.48 FEET, A DELTA ANGLE OF  $84^{\circ}40'19''$ , A CHORD BEARING OF S $12^{\circ}05'48''$ W, AND A CHORD LENGTH OF 1.35 FEET; THENCE S $30^{\circ}14'21''$ E 221.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.00 FEET, AN ARC LENGTH OF 0.93 FEET, A DELTA ANGLE OF  $53^{\circ}20'37''$ , A CHORD BEARING OF S $56^{\circ}54'40''$ E, AND A CHORD LENGTH OF 0.90 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 66.00 FEET, AN ARC LENGTH OF 330.24 FEET, A DELTA ANGLE OF  $286^{\circ}41'14''$ , A CHORD BEARING OF S $59^{\circ}45'39''$ W, AND A CHORD LENGTH OF 78.81 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.00 FEET, AN ARC LENGTH OF 0.93 FEET, A DELTA ANGLE OF  $53^{\circ}20'37''$ , A CHORD BEARING OF N $03^{\circ}34'03''$ W, AND A CHORD LENGTH OF 0.90 FEET; THENCE N $30^{\circ}14'21''$ W 233.51 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 461.00 FEET, AN ARC LENGTH OF 41.99 FEET, A DELTA ANGLE OF  $05^{\circ}13'08''$ , A CHORD BEARING OF N $32^{\circ}50'55''$ W, AND A CHORD LENGTH OF 41.98 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1353.00 FEET, AN ARC LENGTH OF 468.82 FEET, A DELTA ANGLE OF  $19^{\circ}51'12''$ , A CHORD BEARING OF N $25^{\circ}31'54''$ W, AND A CHORD LENGTH OF 466.48 FEET; THENCE N $15^{\circ}36'18''$ W 293.49 FEET; THENCE N $74^{\circ}23'42''$ E 19.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,099 SQUARE FEET OR 0.737 ACRES MORE OR LESS.