

**WHEN RECORDED MAIL TO:**  
SCP Fox Hollow LLC  
1148 West Legacy Crossing Blvd  
Centerville, Utah 84104  
Attn.: Wayne Reaves



ENT 53865:2015 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Jun 19 9:41 am FEE 20.00 BY SS  
RECORDED FOR JF CAPITAL

**PARCEL I.D.#'s 59-012-0115, 59-012-0118, 59-012-0017**  
**GRANTORS: SCP Fox Hollow LLC, Richmond American Homes of Utah**

**PUBLIC UTILITY EASEMENT**

Located in the Northwest Quarter of Section 12, Township 6 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey.

**SCP Fox Hollow LLC and Richmond American Homes of Utah** ("herein after the GRANTORS) for and in valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to all Public Utility Agencies ("herein after the GRANTEES), their successors, assigns, lessees, licensees and agents, a perpetual easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utilities 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:

Beginning at a point that is N00°17'21"E 705.00 feet along the Section Line and S89°42'39"E 725.44 feet from the Southwest Corner of said Section 12, and running thence N29°29'28"E 66.00 feet, thence S60°30'32"E 527.56 feet to a point on a 288.00' radius curve to the right, thence along arc of said curve 137.09 feet through a delta 27°16'23" (chord bears S46°52'21"E 135.80 feet) to a point on a 2.00' radius curve to the left, thence along arc of said curve 2.87 feet through a delta of 82°16'26" (chord bears S74°22'22"E 2.63 feet) to a point on a 288.00' radius curve to the right, thence along arc of said curve 52.20 feet through a delta 10°23'05" (chord bears N69°41'05"E 52.13 feet), thence N74°52'30"E 139.82 feet to a point on a 2.00' radius curve to the left, thence along arc of said curve 3.15 feet through a delta of 90°18'17" (chord bears N29°43'22"E 2.84 feet to a point on a 2,259.00' radius curve to the left, thence along arc of said curve 71.10 feet through a delta of 01°48'12" (chord bears N16°19'53" W 71.10 feet) to a point on a 162.00' radius curve to the left, thence along arc of said curve 17.31 feet through a delta of 06°20'54" (chord bears N20°16'58"W 17.30 feet ), thence N55°51'42"E 10.17 feet ; thence N66°00'38"E 66.00 feet to a point on a 238.00' radius curve to the right, thence along arc of said curve 28.07 feet through a delta of 06°45'22" (chord bears S20°36'40"E 28.05 feet) to a point on a 2,335.00' radius curve to the right, thence along arc of said curve 156.27 feet through a delta of 03°50'04" (chord bears S15°18'56"E 156.24 feet); thence bearing S76°36'06"W 76.00 feet to a point on a 2.00' radius curve to the left, thence along arc of said curve 3.02 feet through a delta of 91°43'35" (chord bears N59°15'42"W 2.87) feet; thence S74°52'30"W 138.83 feet to a point on a 212.00' radius curve to the left, thence along arc of said curve 37.68 feet through a delta of 10°10'58" (chord bears S69°47'01"W 37.63 feet); thence S64°41'32"W 1.02 feet to a point on a 2.00' radius curve to the left, thence along arc of said curve 2.87 feet through a delta of 82°04'19" (chord bears S23°39'23"W 2.63 feet); thence S72°37'14"W 76.00 feet to a point on a 212.00' radius curve to the left, thence along arc of said curve 159.58 feet through a delta of 43°07'45" (chord bears N38°56'39"W 155.84 feet); thence bearing N60°30'32"W 447.56 feet) to a point on a 2.00' radius curve to the left, thence along arc of said curve 3.14 feet through a delta of 90°00'00" (chord bears S74°29'28"W 2.83 feet; thence S29°29'28"W 68.00 feet; thence N 60°30'32"W 10.00 feet; thence N80°09'46"W 59.46 feet; thence N60°30'32"W 10.00 feet; thence N29°29'28"E 99.83 feet to a point on a 2.00' radius curve to the left, thence along arc

of said curve 2.01 feet through a delta of  $09^{\circ}35'39''$  (chord bears  $N55^{\circ}42'43''W$  2.01 feet to the point of beginning.

LESS AND EXCEPTING (Roadway Dedication Plat Boundary) further described as;

Beginning at a point 705.00 feet, North  $00^{\circ}17'21''$  East along the section line and 725.44 feet, South  $89^{\circ}42'39''$  East from the Southwest Corner of said Section 12, and running thence North  $29^{\circ}29'28''$  East, 56.00 feet; thence South  $60^{\circ}30'32''$  East, 527.56 feet to a 278.00-foot radius curve to the right; thence southeasterly 132.33 feet along the arc of said curve through a central angle of  $27^{\circ}16'23''$  (chord bears South  $46^{\circ}52'21''$  East, 131.08 feet) to a 12.00-foot radius curve to the left; thence southeasterly 17.19 feet along the arc of said curve through a central angle of  $82^{\circ}04'19''$  (chord bears South  $74^{\circ}16'18''$  East, 15.76 feet) thence North  $64^{\circ}41'32''$  East, 1.02 feet to a 278.00-foot radius curve to the right; thence northeasterly 49.41 feet along the arc of said curve through a central angle of  $10^{\circ}10'58''$  (chord bears North  $69^{\circ}47'01''$  East, 49.34 feet) thence North  $74^{\circ}52'30''$  East, 139.82 feet to a 12.00-foot radius curve to the left; thence northeasterly 18.91 feet along the arc of said curve through a central angle of  $90^{\circ}18'17''$  (chord bears North  $29^{\circ}43'22''$  East, 17.02 feet) to a 2269.00-foot radius curve to the left; thence northwesterly 71.42 feet along the arc of said curve through a central angle of  $01^{\circ}48'12''$  (chord bears North  $16^{\circ}19'53''$  West, 71.42 feet) to a 172.00-foot radius curve to the left; thence northwesterly 20.28 feet along the arc of said curve through a central angle of  $06^{\circ}45'23''$  (chord bears North  $20^{\circ}36'40''$  West, 20.27 feet) to the boundary line of Fox Hollow Neighborhood 3B Plat; thence along said boundary North  $66^{\circ}00'38''$  East, 56.00 feet) to a 228.00-foot radius curve to the right; thence southeasterly 26.89 feet along the arc of said curve through a central angle of  $06^{\circ}45'23''$  (chord bears South  $20^{\circ}36'40''$  East, 26.87 feet) to a 2325.00-foot radius curve to the right; thence southeasterly 155.60 feet along the arc of said curve through a central angle of  $03^{\circ}50'04''$  (chord bears South  $15^{\circ}18'57''$  East, 155.57 feet); thence South  $76^{\circ}36'06''$  West 56.00 feet to a 12.00-foot radius curve to the left; thence northwesterly 19.21 feet along the arc of said curve through a central angle of  $91^{\circ}43'35''$  (chord bears North  $59^{\circ}15'42''$  West, 17.22 feet); thence South  $74^{\circ}52'30''$  West, 138.83 feet to a 222.00-foot radius curve to the left; thence southwesterly 39.45 feet along the arc of said curve through a central angle of  $10^{\circ}10'58''$  (chord bears South  $69^{\circ}47'01''$  West, 39.40 feet) thence South  $64^{\circ}41'32''$  West, 1.02 feet to a 12.00-foot radius curve to the left; thence southwesterly 17.19 feet along the arc of said curve through a central angle of  $82^{\circ}04'19''$  (chord bears South  $23^{\circ}39'23''$  West, 15.76 feet) thence South  $72^{\circ}37'14''$  West, 56.00 feet to a 222.00-foot radius curve to the left; thence northwesterly 167.11 feet along the arc of said curve through a central angle of  $43^{\circ}07'45''$  (chord bears North  $38^{\circ}56'39''$  West, 163.19 feet); thence North  $60^{\circ}30'32''$  West, 447.56 feet to a 12.00-foot radius curve to the left; thence southwesterly 18.85 feet along the arc of said curve through a central angle of  $90^{\circ}00'00''$  (chord bears South  $74^{\circ}29'28''$  West, 16.97 feet) thence South  $29^{\circ}29'28''$  West, 68.00 feet to the boundary line of Fox Hollow Neighborhood 6-3; thence along said boundary North  $80^{\circ}09'46''$  West, 59.46 feet; thence North  $29^{\circ}29'28''$  East, 88.00 feet to a 12.00-foot radius curve to the left; thence 18.85 feet along the arc of said curve through a central angle of  $90^{\circ}00'00''$  (chord bears North  $15^{\circ}30'32''$  West, 16.97 feet to the point of beginning.

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. During construction periods, GRANTEES and its contractors may use such portion of the GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better.

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.

SCP Fox Hollow LLC

By: [Signature]  
It's: Manager

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF ~~UTAH~~ DAVIS )



On the 18<sup>th</sup> day of June, 20 15, personally appeared before me Chad Bessinger, for and in behalf of SCP Fox Hollow LLC, who being by me duly sworn, did say that (x)he is the signer(x) of the foregoing instrument, and that the (s)he executed the same.

My Commission Expires: 2-10-19 [Signature]  
Notary Public

Residing In: Davis County

Richmond American Homes of Utah

By: [Signature]  
It's: Director of Land

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF UTAH )

On the 9 day of June, 20 15, personally appeared before me Jason Rickards, for and in behalf of Richmond American Homes of Utah, who being by me duly sworn, did say that (s)he is the signer(s) of the foregoing instrument, and that the (s)he executed the same.

My Commission Expires: July 31, 2017 [Signature]  
Notary Public

Residing In: Salt Lake

