

When Recorded, Mail To:  
Patterson Construction, Inc.  
11038 N. Highland Blvd #100  
Highland, UT 84003

ENT 80724:2015 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2015 Sep 02 11:04 AM FEE 0.00 BY SS  
RECORDED FOR Select Title Insurance Agency  
ELECTRONICALLY RECORDED

## SEWER RIGHT OF WAY AND EASEMENT

For value received, **ORCHARD LANE A SERIES OF JADED BEAR, LLC** ("Grantor") hereby grants to Orem City, a body politic of the State of Utah, its successors and assigns ("Grantee"), a perpetual Sewer right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace pipelines, conduit and other transmission structures and facilities, hereinafter called the FACILITIES. Said right-of-way and easement, being situated in Utah County, State of Utah, over and through parcels of the Grantors' land, more particularly described as follows:

See Attached Easement Exhibit "A"

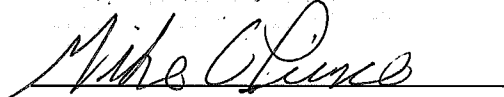
TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress of the GRANTEE, its officers, employees, agents, and assigns, to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonable 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 as near its original condition as is reasonably possible.

**Grantor:**

### **COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Select Title Insurance Agency, Inc., hereby expressly Disclaims any responsibility or liability for the accuracy of the content thereof.

ORCHARD LANE A SERIES OF  
JADED BEAR, LLC

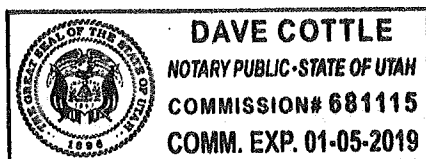


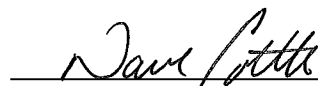
BY:

ITS:

State of Utah                    )  
  :SS  
Utah County                    )

On the 27 day of August, 2015, personally appeared before me Mike Pierce, who being by me duly sworn did say that she is the Manager or Orchard Lane a Series of Jaded Bear, LLC and that he executed the foregoing on behalf of said entity by its authority and he did acknowledge to me that the entity executed the same for the uses and purposes stated therein.



  
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Notary Public

**Exhibit "A"**  
**Sewer Easement Description**

BEGINNING AT A POINT LOCATED S 00°16'28" W ALONG THE SECTION LINE 892.89 FEET AND EAST 43.80 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE WEST 94.48 FEET; THENCE S 14°52'52" W 20.70 FEET; THENCE EAST 99.68 FEET; THENCE N 00°19'03" E 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,942 SQ. FT. OR 0.045 ACRES

BASIS OF BEARING IS S 00°16'28" W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 16.