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When Recorded Return to:
Gilbert M. Jennings
P.O. Box 812
St. George, UT 84771

00929622 Bk 1717 Pg 2358
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2005 MAR 01 15:11 PM FEE \$25.00 BY AMH
FOR: DIXIE TITLE CO

RIGHT-OF-WAY EASEMENT

Eaglebrook Corporation, a Utah corporation, and **R.C. Tolman and Arleen Ann Tolman, as Trustees of the R.C. Tolman and Arleen Tolman Revocable Family Trust under agreement dated June 19, 1996** (collectively "Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to **Ledges Land, LC**, a Utah limited liability company, and its successors and assigns, ("Grantee"), a perpetual right-of-way easement for (1) ingress and egress of vehicular and pedestrian traffic; (2) the construction, reconstruction, operation, maintenance, repair, replacement, and removal of water, electrical and communications lines and all necessary or desirable accessories and appurtenances thereto, including, without limitation, supporting manholes, vaults and cabinets; and (3) the reconstruction, operation, maintenance, repair, replacement, and removal of a water well or other water pumping facility and all necessary or desirable accessories and appurtenances thereto. The easement is on, over, under, above and across a parcel of land located in Washington County, Utah, and described on Exhibit A, which is attached hereto and incorporated herein.

Grantee shall have a reasonable right of access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the easement clear of all brush, trees, structures, rocks and other hazards or obstructions which might endanger Grantee's facilities or impede Grantee's activities on, or use of, the easement.

Grantee shall have no obligation to maintain or improve the easement; provided, however, Grantee shall repair all damages caused to the easement as a result of Grantee's activities on, or use of, the easement.

Grantor shall be entitled to use the easement jointly with Grantee for ingress and egress of vehicular and pedestrian traffic. However, at no time shall Grantor place, use, or permit any obstructions or buildings, structures or other improvements, equipment or material of any kind on or within the boundaries of the easement that will interfere with Grantee's use and enjoyment of the easement or engage in any activity on or within the

boundaries of the easement that will interfere with Grantee's use and enjoyment of the easement. Specifically, and without the limiting the foregoing, Grantor shall not permit any use on the easement which will interfere with, or damage, the water well on the easement or which, because of its proximity to the water well, will constitute a violation of federal, state or local law or will cause the water well to be in violation of such law.



The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

DATED this 25 day of Feb 05

Eaglebrook Corporation

By: 
President

R.C. Tolman and Arleen Ann Tolman, as Trustees of the R.C. Tolman and Arleen Tolman Revocable Family Trust under agreement dated June 19, 1996

By:  Trustee By:  Trustee

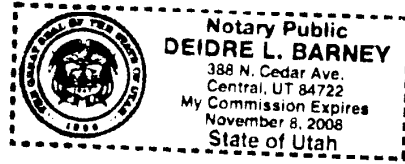
STATE OF Utah,
COUNTY OF Washington,

On the 24 day of February, 2005, personally appeared before me R.C. Tolman, President of Eaglebrook Corporation, a Utah Corporation, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Deido L. Tolman

My Commission Expires:

Residing In:



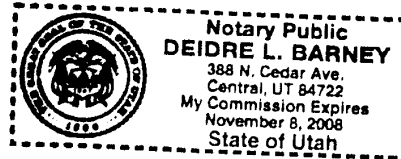
STATE OF Utah,
COUNTY OF Washington,

On the 24 day of February, 2004, personally appeared before me R.C. Tolman and Arleen Ann Tolman, Trustees of the R.C. Tolman and Arleen Tolman Revocable Family Trust, the signer of the within instrument, who duly acknowledged to me that they executed the same.

Deido L. Tolman

My Commission Expires:

Residing In:





Civil Engineering
Land Surveying
Wetlands
Land Planning
Environmental
Construction
Services

The Ledges
Existing Easement Extension #1

Beginning at a point on a which is North, 633.45 feet and East, 6250.85 feet from the Southwest Corner of Section 23, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence South $88^{\circ}17'23''$ East, 130.31 feet; thence South $00^{\circ}05'39''$ East, 25.02 feet; thence North $88^{\circ}17'23''$ West, 145.98 feet to a point on a 275.00 foot radius curve to the right; thence 24.41 feet along said curve through a central angle of $05^{\circ}05'12''$ (chord bears North $32^{\circ}03'23''$ East, 24.41 feet); thence North $34^{\circ}35'59''$ East, 4.69 feet to the point of beginning.

Contains: 3,461 Sq. Ft.



Civil Engineering
Land Surveying
Wetlands
Land Planning
Environmental
Construction
Services

The Ledges
Existing Easement Extension #2

Beginning at a point on a which is North, 625.55 feet and East, 6515.38 feet from the Southwest Corner of Section 23, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 00°03'53" West, 104.01 feet; thence North 89°56'07" East, 25.00 feet; thence South 00°03'53" East, 104.78 feet; thence North 88°17'23" West, 25.01 feet to the point of beginning.

Contains: 2,610 Sq. Ft.



Civil Engineering
Land Surveying
Wetlands
Land Planning
Environmental
Construction
Services

The Ledges
50' Right-of-Way Easement #2

Fifty Foot (50') Right-of-Way Easement

- A fifty (50) foot wide right-of-way easement being 25 feet on each side of the following described centerline:

Beginning at a point on a which is North, 257.64 feet and East, 2509.32 feet from the Southwest Corner of Section 23, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 89°15'28" East, 88.02 feet to a point on a 430.00 foot radius curve to the left; thence 277.77 feet along said curve through a central angle of 37°00'44" (chord bears North 70°45'06" East, 272.97 feet) to a point on a 520.00 foot radius curve to the right; thence 123.53 feet along said curve through a central angle of 13°36'41" (chord bears North 59°03'04" East, 123.24 feet); thence North 65°51'24" East, 180.07 feet to a point on a 420.00 foot radius curve to the right; thence 404.08 feet along said curve through a central angle of 55°07'27" (chord bears South 86°34'52" East, 388.68 feet); thence South 59°01'08" East, 119.69 feet to a point on a 230.00 foot radius curve to the left; thence 122.65 feet along said curve through a central angle of 30°33'11" (chord bears South 74°17'44" East, 121.20 feet); thence South 89°34'19" East, 82.20 feet to a point on a 230.00 foot radius curve to the left; thence 135.86 feet along said curve through a central angle of 33°50'38" (chord bears North 73°30'21" East, 133.89 feet) to a point on a 370.00 foot radius curve to the right; thence 278.14 feet along said curve through a central angle of 43°04'15" (chord bears North 78°07'10" East, 271.64 feet); thence South 80°20'43" East, 366.92 feet to a point on a 1020.00 foot radius curve to the right; thence 190.90 feet along said curve through a central angle of 10°43'24" (chord bears South 74°59'01" East, 190.62 feet); thence South 69°37'19" East, 687.81 feet to a point on a 480.00 foot radius curve to the left; thence 171.32 feet along said curve through a central angle of 20°27'00" (chord bears South 79°50'48" East, 170.41 feet); thence North 89°55'42" East, 364.22 feet to a point on a 370.00 foot radius curve to the right; thence 238.83 feet along said curve through a central angle of 36°59'01" (chord bears South 71°34'48" East, 234.71 feet).



Civil Engineering
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The Ledges
50' Right-of-Way Easement #3

Fifty Foot (50') Right-of-Way Easement

- A fifty (50) foot wide right-of-way easement being 25 feet on each side of the following described centerline:

Beginning at a point on a which is North, 10.54 feet and East, 6113.65 feet from the Southwest Corner of Section 23, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North $31^{\circ}18'47''$ East, 86.12 feet to a point on a 125.00 foot radius curve to the left; thence 69.12 feet along said curve through a central angle of $31^{\circ}40'50''$ (chord bears North $15^{\circ}28'22''$ East, 68.24 feet); thence North $00^{\circ}22'03''$ West, 321.63 feet to a point on a 300.00 foot radius curve to the right; thence 183.09 feet along said curve through a central angle of $34^{\circ}58'02''$ (chord bears North $17^{\circ}06'58''$ East, 180.26 feet); thence North $34^{\circ}35'59''$ East, 199.35 feet to a point on a 400.00 foot radius curve to the left; thence 224.85 feet along said curve through a central angle of $32^{\circ}12'28''$ (chord bears North $18^{\circ}29'45''$ East, 221.90 feet).