

WHEN RECORDED, MAIL TO:
Flagship Development Inc.
170 S. Interstate Plaza #250
Lehi, UT 84043
Attn: Pete Evans

ENT 9918:2016 PG 1 of 3
Jeffery Smith
Utah County Recorder
2016 Feb 05 11:13 AM FEE 15.00 BY MG
RECORDED FOR Select Title Insurance Agency
ELECTRONICALLY RECORDED

DECLARATION OF PUBLIC UTILITY EASEMENT

This Declaration of Public Utility Easement is made on this 4th day of February, 2016, by Flagship Development, Inc., as Declarant.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is acknowledged, the undersigned Declarant, Flagship Development, Inc., does hereby declare and agree as follows:

1. Declarant herewith declares that the following described real property located in Utah County, State of Utah, shall be subject to a perpetual easement and right-of-way for public utilities, water detention and water drainage over, across, and under the following described property situated in Vineyard, Utah (the "Easement Property")

See Exhibit "A", attached hereto and by this reference made a part hereof.

2. Declarant does hereby grant and convey said nonexclusive perpetual easement and right-of-way on, over, across, through and under the Easement Property for the purpose of providing a perpetual right-of-way and easement for access, ingress, egress, public utilities, water drainage and water detention, with the right to lay, maintain, operate, alter, repair, inspect, protect, install, construct, reconstruct, remove and replace conduit, piping, detention basins, fencing, berms, grates, manholes, concrete and other facilities connected therewith and related thereto on, over, across, through and under the Easement Property.
3. This easement shall terminate and be of no further force and effect in the event that a plat is recorded that grants the easements specified pursuant to the prior paragraph of this easement with respect to the Easement Property.

(Signature page follows)

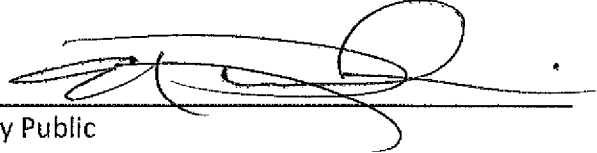
Declarant:

Flagship Development, Inc.

By: 
Nathan T. Hutchinson, President

State of Utah)
 §
County of Utah)

On the 4th day of February, 2016, before me, the undersigned Notary Public, personally appeared Nathan T. Hutchinson, President of Flagship Development, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public

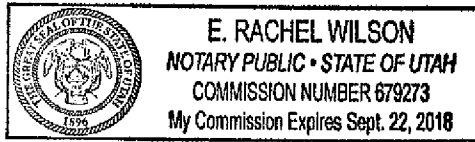


EXHIBIT "A"

Legal Description

All the certain real property located in Utah County, Utah, described as follows:

20 Foot Sewer Easement Description

Commencing at a point which is North 1444.00 feet and West 1108.68 feet from the Southeast Corner of Section 7, Township 6 South, Range 2 East, Salt Lake Base and Meridian, thence North 78°02'00" West 20.01 feet; thence North 10°16'53" East 361.95 feet; thence Southeasterly 20.01 feet along the arc of a non-tangent 1582.50 foot radius curve to the left through a central angle of 00°43'28", the chord of which bears South 81°36'58" East 20.01 feet; thence South 10°16'53" West 363.20 feet to the point of beginning.

Basis of Bearing: North 89°25'01" East from the Southeast Corner of Section 7 to the South Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian

Detention, Storm Drain and Land Drain Easement Description

Commencing at a point which is North 1456.88 feet and West 1797.83 feet from the Southeast Corner of Section 7, Township 6 South, Range 2 East, Salt Lake Base and Meridian thence West 30.53 feet; thence North 10°34'45" West 909.03 feet; thence Southeasterly 277.44 feet along the arc of a 1552.50 foot radius curve to the left through a central angle of 10°14'20", the chord of which bears South 46°05'22" East 277.07 feet; thence South 36°28'27" West 178.88 feet; thence South 10°34'45" East 567.23 to the point of beginning.

Basis of Bearing: North 89°25'01" East from the Southeast Corner of Section 7 to the South Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian