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03/25/2004 01:08 PM NO FEE
Book - 8962 Pg - 3652-3658
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
874 E 12400 S
DRAPER UT 84020
BY: ALG, DEPUTY - WI 7 P.

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

PARCEL I.D.# 32-01-200-020, 32-01-200-023

GRANTOR: Centex Homes and BRK, LLC
as part of The Villas At Monarch Meadows

Page 1 of 7

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast Quarter of Section 1, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, perpetual rights-of-way and easements to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel of the GRANTORS' land more particularly described as follows:

"See Exhibit A"

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in 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 rights-of-way and easements 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 as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which these rights-of-way and easements are granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

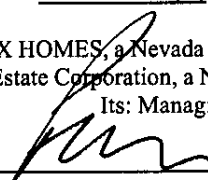
BK 8962 PG 3652

IN WITNESS WHEREOF, the GRANTORS have executed these rights-of-way and Easements this 24th day of February, 2004.

<u>County Parcel No.</u>	<u>Acreage</u>
32-01-200-020	1.891
32-01-200-023	(approx. 82,373.62 s.f.)

GRANTOR(S)

CENTEX HOMES, a Nevada general partnership
By: Centex Real Estate Corporation, a Nevada corporation
Its: Managing General Partner

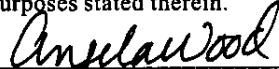
By: 
Peter DelMissier
Its: Salt Lake Division President

ACKNOWLEDGMENT
STATE OF UTAH)

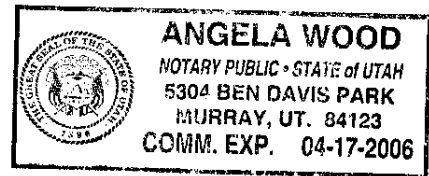
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COUNTY OF SALT LAKE)

On the 24th day of February, 2004, personally appeared before me **Peter DelMissier**, who being by me duly sworn did say that he is the President of the Salt Lake Division of Centex Real Estate Corporation, a Nevada corporation, Managing General Partner of Centex Homes, a Nevada general partnership, and that he executed the foregoing Grant Of Easement on behalf of said General Partnership, being duly authorized and empowered to do so by Resolutions of said General Partnership and said Corporation for the uses and purposes stated therein.


Notary Public
My Commission Expires:
~~04/17/06~~ 4/17/06

Notary Seal:



BRK, LLC., a Utah limited liability company

By: *[Signature]*
Boyd Anderson
Its: Managing Member

ACKNOWLEDGMENT

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

On the 24 day of Feb, 2004, personally appeared before me **Boyd Anderson**, who being by me duly sworn did say that he is the Managing Member of BRK, LLC., a Utah limited liability company, and that he executed the foregoing **Grant Of Easement** on behalf of BRK, LLC., being duly authorized and empowered to do so by Resolution of said Company for the uses and purposes stated therein.

Annette Cherrington
Notary Public
My Commission Expires:
10-25-07

Notary Seal:

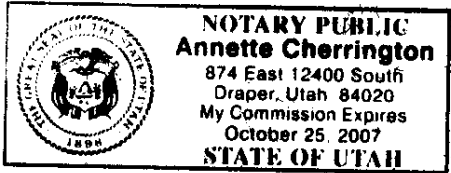


EXHIBIT A

PARCEL A

(roadway within Phase 1 of The Villas At Monarch Meadows)

BEGINNING AT A POINT NORTH 89°53'23" WEST ALONG THE SECTION LINE 726.27 FEET AND SOUTH 00°06'37" WEST 732.19 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 65°15'59" WEST 142.98 FEET; THENCE NORTH 65°15'59" WEST 59.98 FEET; THENCE NORTH 64°47'19" WEST 43.75 FEET; THENCE NORTH 25°12'48" EAST 29.00 FEET; THENCE SOUTH 64°47'19" EAST 130.02 FEET; THENCE SOUTH 64°47'19" EAST 63.00 FEET; THENCE SOUTH 64°47'19" EAST 31.49 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A 183.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 25°12'41" EAST), THROUGH CENTRAL ANGLE 06°01'44", A DISTANCE OF 19.31 FEET; THENCE SOUTH 19°20'18" WEST 28.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.160 ACRES, MORE OR LESS.

PARCEL B

(roadways within Phases 2 through 17 of The Villas At Monarch Meadows)

ALSO BEGINNING AT A POINT NORTH 89°53'23" WEST ALONG THE SECTION LINE 731.43 FEET AND SOUTH 00°06'37" WEST 546.90 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 14.50 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH), THROUGH A CENTRAL ANGLE OF 85°31'57", A DISTANCE OF 22.39 FEET; THENCE NORTH 85°33'16" WEST 33.00 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 85°33'16" WEST), THROUGH A CENTRAL ANGLE OF 85°14'19", A DISTANCE OF 22.32 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG THE ARC OF A 364.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°00'24", A DISTANCE OF 101.83 FEET; THENCE NORTH 64°47'12" WEST 99.56 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF 285.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°06'11", A DISTANCE OF 125.09 FEET; THENCE NORTH 89°53'23" WEST 43.38 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°06'37", A DISTANCE OF 23.59 FEET; THENCE SOUTH 64.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 17.28 FEET; THENCE EAST 44.75 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF 216.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°12'41", A DISTANCE OF 95.26 FEET; THENCE SOUTH 64°47'19" EAST 79.79 FEET; THENCE SOUTH 25°12'48" WEST 29.00 FEET; THENCE NORTH 64°47'19" WEST 79.79 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF 187.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°12'41", A DISTANCE OF 82.50 FEET;

THENCE WEST 40.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 125.97 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF 316.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°15'45", A DISTANCE OF 29.07 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 86°50'42", A DISTANCE OF 16.67 FEET TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG THE ARC OF A 516.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°03'30", A DISTANCE OF 144.76 FEET; THENCE SOUTH 65°31'28" EAST 30.67 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°15'52", A DISTANCE OF 17.14 FEET; THENCE NORTH 25°12'41" EAST 78.45 FEET; THENCE SOUTH 64°47'19" EAST 30.05 FEET TO THE POINT A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 26°55'57" EAST), THROUGH A CENTRAL ANGLE OF 37°51'22", A DISTANCE OF 3.30 FEET; THENCE SOUTH 25°12'41" WEST 70.68 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°44'08", A DISTANCE OF 23.75 FEET; THENCE SOUTH 65°31'28" EAST 228.36 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 17.28 FEET; THENCE NORTH 24°28'32" EAST 110.45 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF 83.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°28'32", A DISTANCE OF 35.67 FEET; THENCE NORTH 30.16 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°52'20", A DISTANCE OF 22.48 FEET TO A POINT OF REVERSE CURVE; THENCE WESTERLY ALONG THE ARC OF A 212.50 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°45'42", A DISTANCE OF 51.04 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 5.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°33'04", A DISTANCE OF 7.73 FEET; THENCE NORTH 19°20'18" EAST 33.93 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A 183.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 19°10'56" EAST), THROUGH A CENTRAL ANGLE OF 15°04'06", A DISTANCE OF 48.26 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 94°06'51", A DISTANCE OF 18.07 FEET; THENCE NORTH 106.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF 20.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 232°39'32", A DISTANCE OF 83.24 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°39'32", A DISTANCE OF 9.19 FEET; THENCE SOUTH 167.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF 112.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°28'32", A DISTANCE OF 48.06 FEET; THENCE SOUTH 24°28'32" WEST 106.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 65°31'28" EAST 74.21 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°32'58", A DISTANCE OF 12.71 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG THE ARC OF A

20.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 228°32'58", A DISTANCE OF 81.77 FEET; THENCE NORTH 65°31'28" WEST 469.90 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF 487.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°28'32", A DISTANCE OF 208.25 FEET; THENCE WEST 39.54 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°34'47", A DISTANCE OF 12.47 FEET; THENCE NORTH 00°06'37" EAST 35.14 FEET TO THE POINT OF A NON-TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 28°48'01" EAST), THROUGH A CENTRAL ANGLE OF 28°48'01", A DISTANCE OF 12.57 FEET; THENCE EAST 39.39 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF 516.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°27'31", A DISTANCE OF 22.16 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°04'17", A DISTANCE OF 23.06 FEET TO A POINT OF COMPOUND CURVE; THENCE NORTHERLY ALONG THE ARC OF A 287.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°23'13", A DISTANCE OF 22.01 FEET; THENCE NORTH 245.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°53'23", A DISTANCE OF 23.53 FEET; THENCE NORTH 89°53'23" WEST 62.49 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°41'24", A DISTANCE OF 12.52 FEET; THENCE NORTH 00°06'37" EAST 17.57 FEET; THENCE SOUTH 89°53'23" EAST 243.78 FEET; THENCE SOUTH 64°47'12" EAST 244.63 FEET; THENCE EAST 80.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.424 ACRES, MORE OR LESS.

PARCEL C

(offsite portion of sewer easement for The Villas At Monarch Meadows)

BEGINNING AT A POINT NORTH 89°53'23" WEST ALONG THE SECTION LINE 537.51 FEET AND SOUTH 00°06'37" WEST 13.48 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 548.05 FEET; THENCE WEST 101.78 FEET; THENCE SOUTH 15.04 FEET TO A POINT OF NON-TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF 20.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 01°23'51" EAST) THROUGH A CENTRAL ANGLE OF 88°36'09", A DISTANCE OF 31.70 FEET; THENCE NORTH 55.54 FEET; THENCE EAST 101.78 FEET; THENCE NORTH 528.08 FEET; THENCE SOUTH 89°54'07" EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.307 ACRES, MORE OR LESS.



Villas At Monarch Meadows
Sanitary Sewer Easement

2-20-04

DESIGNED

CHECKED

M. Foerster

DRAWN

M. Hicken

APPROVED

M. Foerster

