



ENT 34879:2016 PG 1 of 2
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2016 Apr 21 3:07 pm FEE 53.00 BY JB
 RECORDED FOR SUNSET MOUNTAIN

CROSS UTILITY ACCESS EASEMENT AGREEMENT

THIS CROSS UTILITY ACCESS EASEMENT AGREEMENT is made and entered into this 10th day of April, 2016, by and between **SUNSET MOUNTAIN PROPERTIES LIMITED PARTNERSHIP, it's successor's and/or assigns**, hereinafter referred to as ("Owners") and **EAGLE POINT TOWN HOMES HOMEOWNERS ASSOCIATION, it's successor's and/or assigns**, herein referred to as ("Association").

WITNESSETH

WHEREAS, "Owners" are the owner of that certain parcel of land located in Eagle Mountain City, Utah County, State of Utah, more particularly described as follows, hereinafter referred to as Property:

Units G-1, G-2, G-3, G-4, G-5, G-6 AND Units H-1, H-2, H-3, H-4, H-5, H-6 AND Units I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8 AND Units J-1, J-2, J-3, J-4, J-5, J-6 AND Units K-1, K-2, K-3, K-4, K-5, K-6, K-7, K-8 AND Units L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, Plat "B" Eagle Point Townhomes Subdivision, Eagle Mountain, UT according to the official plat thereof on file in the office of the Utah County Recorder.

WHEREAS, "Association" is the owner of the common land, space, and facilities relating to Eagle Point Townhomes Plat "B".

WHEREAS, "Owners" have agreed to grant "Association" easements through, over and across the "Property" for the purpose of providing common sewer lateral services, electrical services, communication services and any other utility services and providing access to and from common sewer laterals, meter panels, conduits, and any other equipment or infrastructure related to utility services for maintenance, repairs, modifications and/or re-construction.

NOW THEREFORE, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged the parties hereto agree as follows:

1. "Owners" hereby grants, bargains, sells, conveys, and confirms unto "Association", its successor and assigns, the right, title and privilege of a perpetual non-exclusive easement for common sewer laterals use, meter panels use and any other utility services use, service and to access such utilities for Eagle Point Townhomes Plat "B", provided any such grant of cross easement shall be subject to the provisions and limitations concerning cross easements as set forth in "Notes" section contained in Eagle Point Townhomes, Plat B, which was filed of record in the Utah County Recorder's Office.
2. Nothing contained herein shall ever be deemed to create any rights for the benefit of the general public, or to constitute any of the affected areas a dedicated public thoroughfare.
3. This Access Easement Agreement shall be binding upon the parties hereto and their respective heirs, successors, and assigns.

