

When recorded return to:
Vineyard Town
240 East Gammon Road
Vineyard, UT 84058



ENT 64404:2012 PG 1 of 7
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Aug 02 12:14 pm FEE 0.00 BY EO
RECORDED FOR VINEYARD TOWN

PERMANENT EASEMENT

Utah Valley University (Grantors), of the County of Utah and State of Utah, and entity of the State of Utah, for and in consideration of ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and pursuant to the authority given by the member(s) of said companies, hereby represent that Grantors own the fee simple title to and grant and convey to Vineyard Town, a Utah municipal corporation, (Grantee), a permanent easement for the purpose of constructing, maintaining and operating water, storm drain and sewer pipelines on, over and through the following described real estate:

See attached legal description.

situated in the County of Utah, State of Utah. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantors shall have and retains all rights to use and occupy the premises and access to Grantors' remaining property, except as herein expressly granted; provided, however, Grantors' use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

This permanent easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting of the members of the said limited liability companies held on the day of _____, 2012.

Grantors, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantors' remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Utah Valley University,
An entity of the State of Utah,

Val L Peterson, Vice President - VP Finance and
Administration of Utah Valley University

State of Utah)
) ss.
County of Salt Lake)

The forgoing instrument was acknowledged before me the 2 day of July 2012, by Val L Peterson, Vice President - VP Finance and Administration of Utah Valley University, for and on behalf of said Grantor.

WITNESS my hand and official stamp the date in this certificate first above written:



Notary Public



Utah Valley University 10' Public Utility Easement # 1 Boundary Description
(Parcel 40-443-0001)

A public utility easement upon part of Lot 1, Geneva Anchor Record of Survey Map as shown on the official plat thereof on the records of the Utah County Recorder, which easement is situate in the SW1/4SE1/4 and the NW1/4SE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is North 89°26'03" East 1,264.13 feet along the section line per Geneva Anchor Record of Survey Map (*section line bears North 89°25'56" East per the Utah County State Coordinate and Dependent Resurvey Plat for Township 6 South, Range 2 East on file at the office of the Utah County Surveyor*) and North 00°33'57" West 39.43 feet from the South Quarter Corner of said Section 8; thence North 00°33'46" West 10.00 feet to a point of curvature; thence northeasterly 7.85 feet along the arc of a 5.00 foot radius curve to the left, through a central angle of 90°00'11", the chord of which bears North 44°26'09" East 7.07 feet; thence North 00°33'57" West 94.55 feet to a point of curvature; thence northerly 16.30 feet along the arc of a 123.00 foot radius curve to the right, through a central angle of 07°35'41", the chord of which bears North 03°13'53" East 16.29 feet; thence North 07°01'44" East 77.52 feet to a point of curvature; thence northerly 10.21 feet along the arc of a 77.00 foot radius curve to the left, through a central angle of 07°35'41", the chord of which bears North 03°13'53" East 10.20 feet; thence North 00°33'57" West 773.72 feet to a point of curvature; thence northwesterly 713.79 feet along the arc of a 791.00 foot radius curve to the left, through a central angle of 51°42'11", the chord of which bears North 26°25'02" West 689.82 feet; thence North 52°16'08" West 320.41 feet to a point of curvature; thence northwesterly 702.33 feet along the arc of a 909.00 foot radius curve to the right, through a central angle of 44°16'08", the chord of which bears North 30°08'04" West 684.99 feet; thence North 08°00'00" West 175.33 feet; thence North 51°31'15" West 17.81 feet to a point of non-tangent curvature; thence easterly 14.57 feet along the arc of a 7,912.50 foot radius curve to the right, through a central angle of 00°06'20", the chord of which bears North 85°08'06" East 14.57 feet to a point of non-tangency to a point on the east boundary of said Lot 1; thence the following two (2) courses which are along said boundary: (1) South 51°31'15" East 15.56 feet; (2) South 08°00'00" East 76.16 feet; thence South 82°00'00" West 3.00 feet; thence South 08°00'00" East 100.00 feet to a point of curvature; thence southeasterly 694.60 feet along the arc of a 899.00 foot radius curve to the left, through a central angle of 44°16'08", the chord of which bears South 30°08'04" East 677.45 feet; thence South 52°16'08" East 320.41 feet to a point of curvature; thence southeasterly 722.81 feet along the arc of a 801.00 foot radius curve to the right, through a central angle of 51°42'11", the chord of which bears South 26°25'02" East 698.54 feet; thence South 00°33'57" East 773.72 feet to a point of curvature; thence southerly 11.53 feet along the arc of a 87.00 foot radius curve to the right, through a central angle of 07°35'41", the chord of which bears South 03°13'53" West 11.52 feet; thence South 07°01'44" West 77.52 feet to a point of curvature; thence southerly 14.98 feet along the arc of a 113.00 foot radius curve to the left, through a central angle of 07°35'41", the chord of which bears South 03°13'53" West 14.97 feet; thence South

00°33'57" East 94.55 feet to a point of curvature; thence southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 90°00'11", the chord of which bears South 44°26'09" West 21.21 feet to the point of beginning.

The above described easement contains 29,401 square feet or 0.675 acre in area, more or less.

Basis of bearings: The line between the South Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1757) and the Southwest Corner of said section (Utah County GIS Monument No. 1761) bears South 89°25'02" West.

Utah Valley University 20' Offsite Easement # 1 Boundary Description (Parcel 40-443-0001)

A perpetual easement upon part of Lot 1, Geneva Anchor Record of Survey Map as shown on the official plat thereof on the records of the Utah County Recorder, which easement is situate in the SW1/4SE1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at a point which is North 89°26'03" East 20.98 feet along the section line per Geneva Anchor Record of Survey Map (section line bears North 89°25'56" East per the Utah County State Coordinate and Dependent Resurvey Plat for Township 6 South, Range 2 East on file at the office of the Utah County Surveyor) and North 00°33'57" West 118.82 feet from the South Quarter Corner of said Section 8; thence North 59°55'53" East 30.00 feet; thence South 30°04'07" East 118.12 feet; thence North 89°26'03" East 1,158.87 feet; thence South 00°33'46" East 20.00 feet; thence South 89°26'03" West 1,170.53 feet; thence North 30°04'07" West 109.78 feet; thence South 59°55'53" West 10.00 feet; thence North 30°04'07" West 20.00 feet to the point of beginning.

The above described easement contains 25,973 square feet or 0.596 acre in area, more or less.

Basis of bearings: The line between the South Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1757) and the Southwest Corner of said section (Utah County GIS Monument No. 1761) bears South 89°25'02" West.

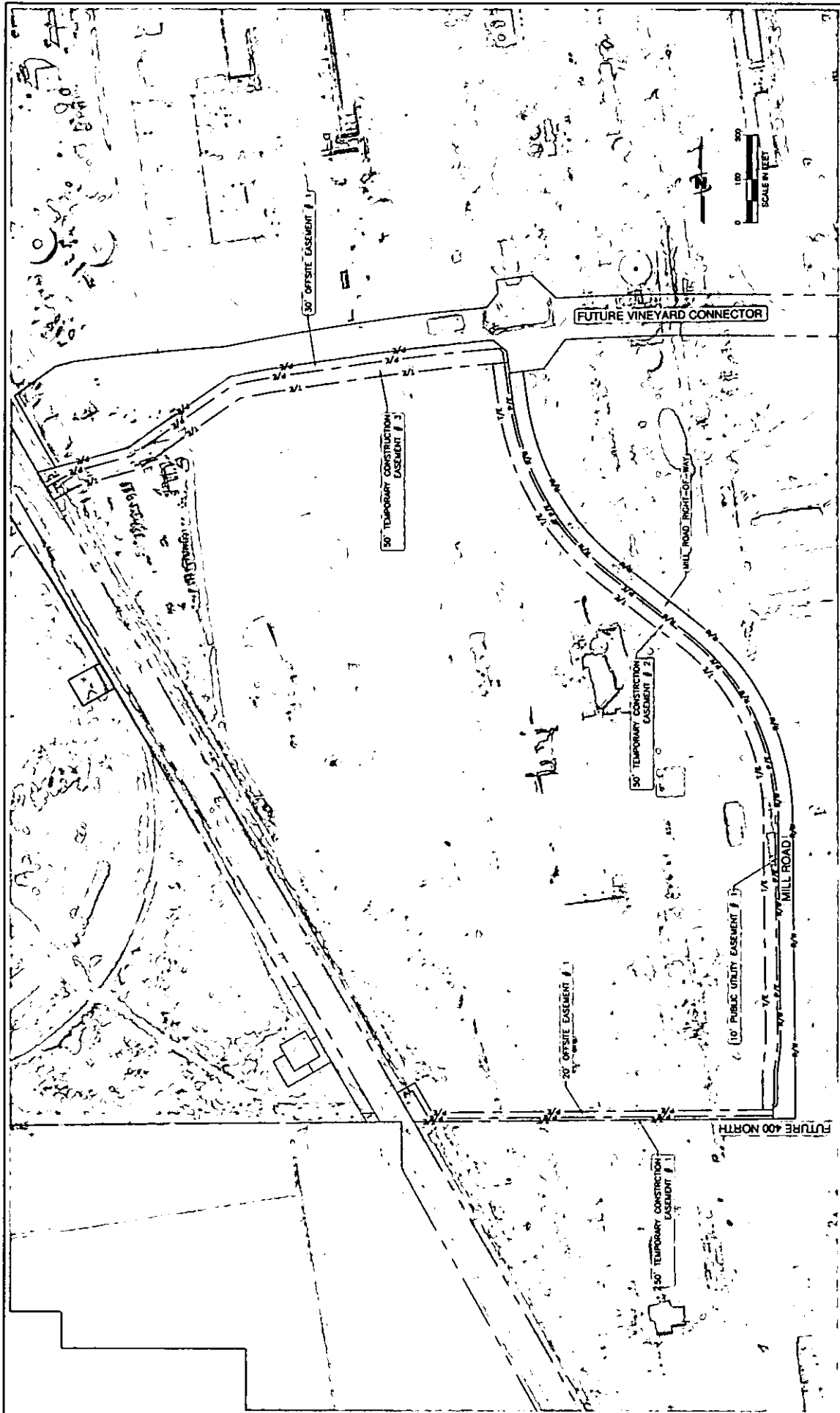
Utah Valley University 30' Offsite Easement # 1 Boundary Description (Parcel 40-443-0001)

A perpetual easement upon part of Lot 1, Geneva Anchor Record of Survey Map as shown on the official plat thereof on the records of the Utah County Recorder, which easement is situate in the NW1/4SE1/4 and the NE1/4SW1/4 of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which easement is described as follows:

Beginning at the northwest corner of said Lot 1, which corner is South 89°25'02" West 1,213.53 feet along the section line and North 00°34'58" West 2,220.86 feet from the South Quarter Corner of said Section 8; thence North 74°47'25" East 63.01 feet along the north boundary of said Lot 1; thence the following six (6) courses which are along said north boundary of Lot 1 and the southerly right-of-way of the Utah Department of Transportation Vineyard Connector Road as described in that certain Warranty Deed recorded as Entry 130279:2009 on the records of the Utah County Recorder: (1) North 74°47'25" East 253.60 feet; (2) North 55°13'17" East 423.77 feet to a point of non-tangent curvature; (3) easterly 122.15 feet along the arc of a 7,947.50 foot radius curve to the right, through a central angle of 00°52'50", the chord of which bears North 78°54'20" East 122.15 feet to a point of compound curvature; (4) easterly 223.53 feet along the arc of a 8,746.96 foot radius curve to the right, through a central angle of 01°27'51", the chord of which bears North 81°26'01" East 223.52 feet to a point of compound curvature; (5) easterly 554.60 feet along the arc of a 7,942.50 foot radius curve to the right, through a central angle of 04°00'03", the chord of which bears North 82°57'29" East 554.49 feet to a point of non-tangency; (6) South 51°31'15" East 43.66 feet to a point of non-tangent curvature; thence westerly 584.48 feet along the arc of a 7,912.50 foot radius curve to the left, through a central angle of 04°13'56", the chord of which bears South 83°04'18" West 584.35 feet to a point of compound curvature; thence westerly 222.72 feet along the arc of a 8,716.96 foot radius curve to the left, through a central angle of 01°27'50", the chord of which bears South 81°26'09" West 222.71 feet to a point of compound curvature; thence westerly 115.17 feet along the arc of a 7,917.50 foot radius curve to the left, through a central angle of 00°50'00", the chord of which bears South 78°55'36" West 115.17 feet to a point of non-tangency; thence South 55°13'17" West 422.77 feet; thence South 74°47'25" West 224.46 feet; thence South 59°57'12" West 86.37 feet to a point on the westerly boundary of said Lot 1; thence North 30°04'07" West 53.92 feet along said boundary to the point of beginning.

The above described easement contains 50,492 square feet or 1.159 acre in area, more or less.

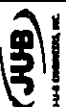
Basis of bearings: The line between the South Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Utah County GIS Monument No. 1757) and the Southwest Corner of said section (Utah County GIS Monument No. 1761) bears South 89°25'02" West.



SHEET NUMBER
C-102

REDEVELOPMENT AGENCY OF THE TOWN OF VINEYARD
UWU PROPERTY

RIGHT-OF-WAY / EASEMENTS


JUB ENGINEERS, INC.
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 NO. 2025