

When Recorded Please return to:
Salt Lake City Public Utilities
Attention: Peggy Garcia
1530 South West Temple
Salt Lake City, Utah 84115
County Parcel No. 2215427003,10,14,07,08,006

11510724
11/08/2012 02:53 PM \$0.00
Book - 10075 Pg - 5487-5495
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PUBLIC UTILITIES
PO BOX 145528
SLC UT 84115
BY: TMW, DEPUTY - WI 9 P.

EASEMENT

Deerwood Farms, L.C. and Ronald C. Gunnell and Kaye L. Gunnell, ("Grantors"), hereby conveys to **Salt Lake City Corporation**, a municipal corporation of the State of Utah, whose mailing address for purposes of this Easement is 1530 South West Temple, Salt Lake City, Utah 84115, its successors-in-interest and assigns ("City"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and reaffirmed, a perpetual easement and right-of-way to replace the portion of the existing easement that runs across this property, recorded as Entry 10637375 in Book 9693, page 2660-2664 of the Official Record, for the construction, operation, and continued maintenance, repair, alteration, inspection and replacement of a water main, together with all facilities attendant thereto, including any and all other related equipment and improvements (collectively, the "Facilities"), in, upon, over, under, across and through certain real property situated in Salt Lake County, State of Utah, and more particularly described on Exhibit "A" attached hereto ("Easement Property").

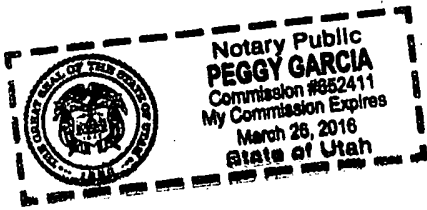
Without limiting the generality of the foregoing, Grantor does hereby covenant, warrant and agree with respect to the Easement as follows:


1. Grantor may construct improvements or landscaping (except for trees and permanent structures or buildings) within the easement as long as such improvements do not interfere with the City's access and use of the Easement.
2. City shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with the City's use, occupation or enjoyment of this Easement, without liability to Grantor, and without any obligation of restoration or compensation. City will make reasonable efforts to restore disruptions to the surface including repair of damaged sod, top soil, gravel, concrete, or asphalt. City shall not be responsible for extra ordinary costs for restoration including, but not limited to, replacement of trees, shrubs, pavers, heated sidewalks or heated driveways.
3. City shall be entitled to unrestricted 24-hour per day, 365-days per year access to the Easement Property for all purposes related to the ownership, operation, maintenance, alteration, repair, inspection and replacement of the Facilities.
4. This Easement shall be liberally construed in the favor of the City.
5. Grantor agrees to indemnify, hold harmless and defend City, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor, his/her/its agents, employees, invitees or trespassers.


By: Kaye L. Gunnell
Its: Joint Tenant

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 8th of Nov 2012 personally appeared before me Kaye L. Gunnell, who being by me duly sworn, did say that she executed the foregoing instrument as joint tenant and said person acknowledged to me the same.




NOTARY PUBLIC, residing in
Salt Lake County, Utah



Bush and Gudgeon, Inc.
Engineers • Planners • Surveyors
St. George – Salt Lake City
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**Easement Abandonment Description
Deerwood Farms Subdivision**

THE FOLLOWING LEGAL DESCRIPTION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT N 89°55'12" W 518.57 FEET ALONG THE SOUTH SECTION LINE AND N 0°04'48" E 1346.47 FEET FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, POINT BEING ON THE NORTH LINE OF A PROPOSED DEERWOOD CIRCLE, AND RUNNING THENCE S 89°32'01" W 34.31 FEET ALONG SAID NORTH LINE TO A POINT ON A EASEMENT MORE PARTICULARLY DESCRIBED IN ENTRY NO.'S 10637373, 10637374 & 10637375, FILED AND ON RECORD AT SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES, (1) N 53°52'52" E 48.88 FEET; (2) THENCE N 42°28'42" E 106.66 FEET; (3) THENCE N 38°59'55" E 60.31 FEET; (4) THENCE N 33°34'31" E 33.71 FEET; (5) THENCE N 23°22'16" E 61.31 FEET; (6) THENCE N 9°11'37" E 19.95 FEET; (7) THENCE N 18°50'20" W 42.03 FEET; (8) THENCE N 43°17'18" W 42.77 FEET; (9) THENCE N 32°50'10" W 49.09 FEET; (10) THENCE N 19°52'17" W 49.27 FEET; (11) THENCE N 33°43'49" W 19.23 FEET TO A POINT ON THE SOUTHWEST LOT LINE OF THE PROPOSED LOT 10, DEERWOOD FARMS SUBDIVISION; THENCE S 42°35'49" E 63.69 FEET TO A POINT ON THE EASTERLY LINE OF SAID EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING TEN (10) COURSES, (1) S 19°52'17" E 6.92 FEET; (2) THENCE S 32°50'10" E 44.99 FEET; (3) THENCE S 43°17'18" E 45.27 FEET; (4) THENCE S 18°50'20" E 51.35 FEET; (5) THENCE S 9°11'37" W 27.43 FEET; (6) THENCE S 23°22'16" W 65.59 FEET; (7) THENCE S 33°34'31" W 36.45 FEET; (8) THENCE S 38°59'55" W 61.87 FEET; (9) THENCE S 42°28'42" W 109.26 FEET; (10) THENCE S 53°52'52" W 23.00 FEET TO THE POINT OF BEGINNING.

St. George: 205 East Tabernacle #4, St. George, UT 84770, Ph. 435-673-2337, Fax 435-673-3161
Salt Lake City: 655 East 4500 South #100, Salt Lake City, UT 84107, Ph. 801-364-1212, Fax 801-364-1225



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**Public Utility Easement Description
Deerwood Farms Subdivision**

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THE FOLLOWING LEGAL DESCRIPTION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT N 0°18'23" E 2131.47 FEET ALONG THE EAST SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 89°56'42" W 219.53 FEET TO A POINT ON THE EXTENSION OF THE EASTERN MOST BOUNDARY LINE OF COTTONWOOD ACRES NO.2 SUBDIVISION, FILED AND ON RECORD AT SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE N 0°03'18" W 25.00 FEET ALONG SAID LINE; THENCE N 89°56'42" E 188.47 FEET; THENCE N 44°47'18" E 49.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DEERWOOD CIRCLE IN THE PROPOSED DEERWOOD FARMS SUBDIVISION, POINT ALSO BEING ON A 40.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 67°36'16" E; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES, (1) ALONG THE ARC OF SAID CURVE 54.61 FEET THROUGH A CENTRAL ANGLE OF 78°13'47" TO A POINT ON THE RADIUS OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 25.98 FEET THROUGH A CENTRAL ANGLE OF 99°14'49" TO A POINT ON THE ARC OF A 127.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (3) THENCE ALONG THE ARC OF SAID CURVE 21.79 FEET THROUGH A CENTRAL ANGLE OF 9°47'34"; THENCE S 89°56'42" W 64.71 FEET TO THE POINT OF BEGINNING.

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COTTONWOOD
ACRES NO. 2
SUBDIVISION

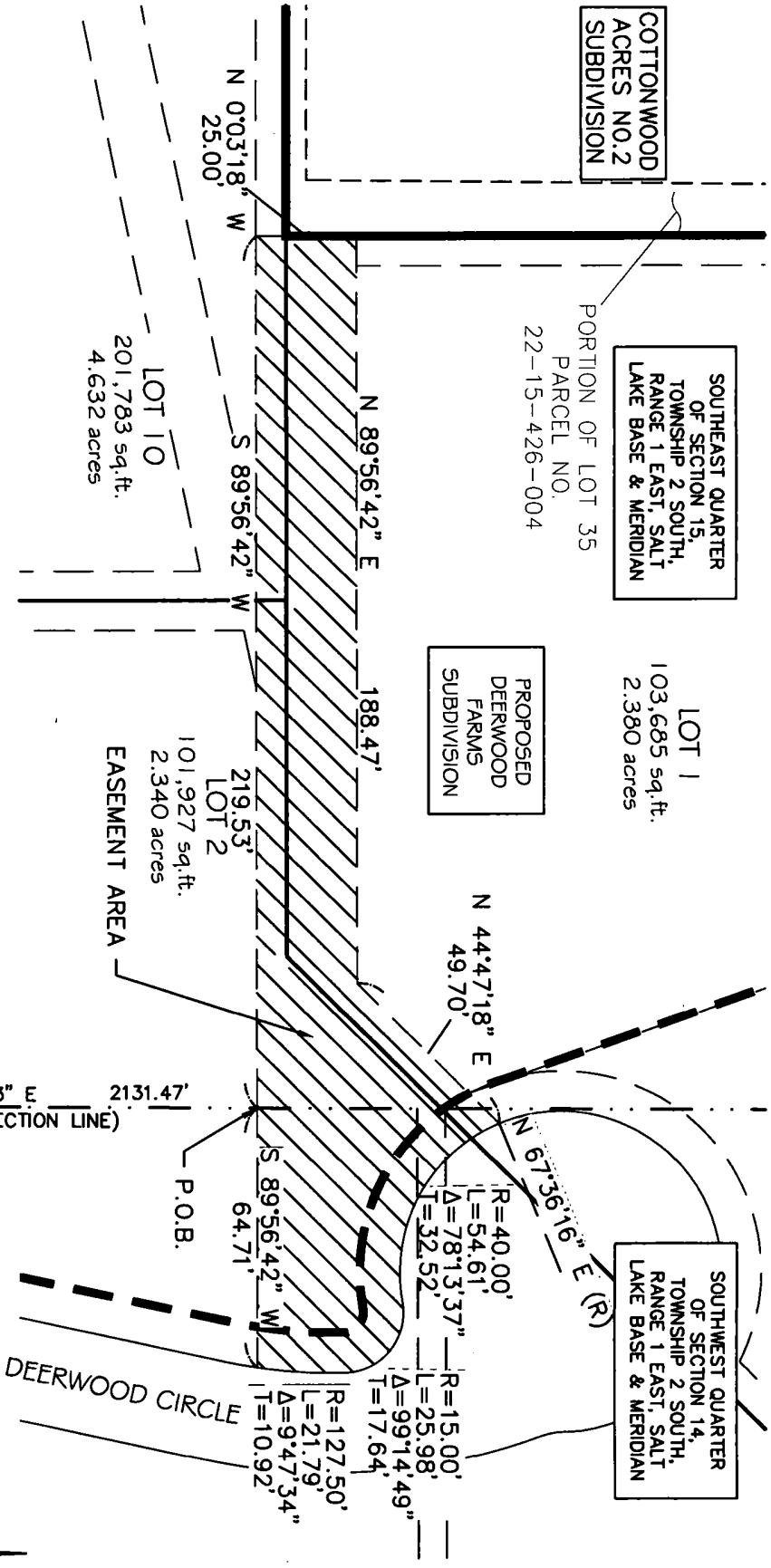
SOUTHEAST QUARTER
OF SECTION 15,
TOWNSHIP 2 SOUTH,
RANGE 1 EAST, SALT
LAKE BASE & MERIDIAN

PORTION OF LOT 35
PARCEL NO.
22-15-426-004

LOT 1
103,685 sq. ft.
2.380 acres

PROPOSED
DEERWOOD
FARMS
SUBDIVISION

SOUTHWEST QUARTER
OF SECTION 14,
TOWNSHIP 2 SOUTH,
RANGE 1 EAST, SALT
LAKE BASE & MERIDIAN

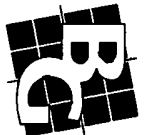


SOUTH 1/4 CORNER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE
BASE & MERIDIAN
FOUND 2.5" FLAT BRASS CAP
SALT LAKE COUNTY MON# 2S1E1502
N 89°55'12" W
(SECTION LINE)

SOUTHWEST CORNER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
FOUND 2.5" FLAT BRASS CAP
SALT LAKE COUNTY MON# 2S1E1501
15 1/4
222/23

EXHIBIT A

DEERWOOD FARMS, LLC
PUBLIC UTILITY EASEMENT



BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors
665 East 4500 South, Suite #100
Salt Lake City, Utah 84107
Phone (801) 965-6194 / Fax (801) 965-6195

