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8/13/2010 12:17:00 PM \$16.00
Book - 9849 Pg - 1556-1559
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:
Magna Water District
2711 South 8600 West
Magna, Utah 84044

Easement

Salt Lake County

Colony Partners, LLC a Limited Liabilities corporation of the state of Utah, Grantor, hereby GRANT AND CONVEYS to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah 84044, Grantee, for the sum of \$10.00 Dollars, a perpetual easement, upon part of an entire tract of land, for the purpose of installing and maintaining a Culinary water main and Sewer Main, situate in the SE Corner of Section 23, Township 1 South, Range 2 West, SLB&M. The boundaries of said easement are described as follows:

See "Exhibit Sheet" attached hereto and made apart hereof for all purposes.

Grantor hereby agrees that MAGNA WATER DISTRICT, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

**ACCOMMODATION RECORDING ONLY
MERIDIAN TITLE COMPANY MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT**

IN WITNESS WHEREOF, said Walter J. Plumb has caused this instrument to be executed by its proper officers thereunto duly authorized, this 10 day of August, A.D. 2010.

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

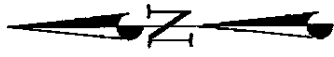
[Signature]
By: Walter J. Plumb - Manager

On the date first above written personally appeared before me Walter J. Plumb who, being by me duly sworn, says that he is the Manager of Colony Partners, an Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of Colony Partners, LLC, and said Walter J. Plumb acknowledged to me that said Limited Liability Company executed the same.

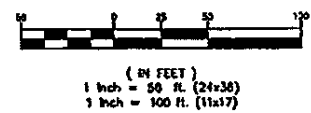
WITNESS my hand and official stamp the Date in this certificate first above written:

Constance Miller
Notary Public





GRAPHIC SCALE



SOUTHEAST CORNER OF SECTION 23,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN



TEMPORARY UTILITY EASEMENT A

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH, BEGINNING AT A POINT NORTH 89°50'22" WEST 692.34 FEET; NORTH 00°09'38" EAST 1040.60 FEET AND NORTH 89°50'22" WEST 100.90 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°15'00" WEST 248.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 212.50 FEET AND A CENTRAL ANGLE OF 16°11'32"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 60.05 FEET (CHORD BEARING SOUTH 08°20'46" WEST 59.85 FEET); THENCE SOUTH 16°26'32" WEST 239.66 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 19.50 FEET AND A CENTRAL ANGLE OF 114°44'45"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 39.05 FEET (CHORD BEARING SOUTH 40°55'51" EAST 32.85 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 115.50 FEET AND A CENTRAL ANGLE OF 20°52'20"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 42.08 FEET (CHORD BEARING SOUTH 87°52'03" EAST 41.84 FEET); THENCE SOUTH 77°25'53" EAST 24.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 19°42'58"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 8.09 FEET (CHORD BEARING SOUTH 87°17'21" EAST 8.05 FEET) TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 76°37'24" EAST, A RADIAL DISTANCE OF 858.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°14'55", A DISTANCE OF 33.67 FEET (CHORD BEARING SOUTH 12°15'08" WEST 33.87 FEET) TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 31°38'59" WEST, A RADIAL DISTANCE OF 23.50 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°04'52", A DISTANCE OF 7.83 FEET (CHORD BEARING NORTH 67°53'27" WEST 7.79 FEET); THENCE NORTH 77°25'53" WEST 24.61 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET AND A CENTRAL ANGLE OF 42°02'38"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 62.01 FEET (CHORD BEARING SOUTH 81°32'48" WEST 60.62 FEET); THENCE NORTH 29°28'31" WEST 41.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 69°56'28" EAST, A RADIAL DISTANCE OF 52.50 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 36°30'03", A DISTANCE OF 33.45 FEET (CHORD BEARING NORTH 01°48'29" WEST 32.88 FEET); THENCE NORTH 16°26'32" EAST 243.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 187.50 FEET AND A CENTRAL ANGLE OF 14°01'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 45.92 FEET (CHORD BEARING NORTH 09°25'33" EAST 45.81 FEET); THENCE NORTH 00°28'24" EAST 34.18 FEET; THENCE NORTH 00°15'00" EAST 221.12 FEET; THENCE SOUTH 89°45'02" EAST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,969.69 SQUARE FEET OR 0.4125 ACRES, MORE OR LESS.

TEMPORARY UTILITY EASEMENT B

LEGAL DESCRIPTION OF TEMPORARY UTILITY EASEMENT TO THE WEST OF PHASE 1

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH, BEGINNING AT A POINT NORTH 89°50'22" WEST 692.34 FEET; NORTH 00°09'38" EAST 1210.18 FEET AND NORTH 89°50'22" WEST 247.14 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°45'08" WEST 151.04 FEET; THENCE NORTH 89°45'09" WEST 25.00 FEET; THENCE NORTH 89°45'06" WEST 52.44 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 00°15'00" WEST, A RADIAL DISTANCE OF 33.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 53°57'35", A DISTANCE OF 31.08 FEET (CHORD BEARING SOUTH 83°16'12" WEST 29.94 FEET); THENCE NORTH 32.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 27°17'48" EAST, A RADIAL DISTANCE OF 58.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°32'36", A DISTANCE OF 27.88 FEET (CHORD BEARING NORTH 76°28'29" EAST 27.61 FEET); THENCE SOUTH 89°45'07" EAST 87.02 FEET; THENCE SOUTH 89°45'08" EAST 34.10 FEET; THENCE SOUTH 89°45'07" EAST 107.36 FEET; THENCE SOUTH 00°15'06" WEST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,433.65 SQUARE FEET OR 0.1477 ACRES, MORE OR LESS.

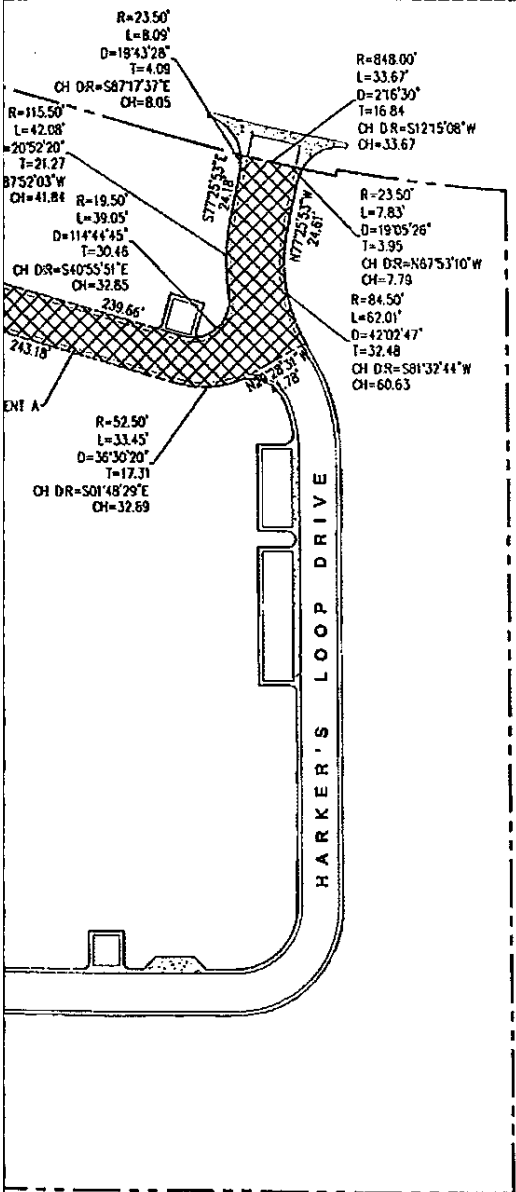


EXHIBIT SHEET
2606 SOUTH ANNA CAROLINA DRIVE
WEST VALLEY CITY, UTAH
FOR HOLMES HOMES

REVISIONS:

DATE:
 JANUARY 18, 2010
 SHEET NO.
1 OF **1**

