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11/08/2012 11:33 AM \$21.00
Book - 10075 Pg - 4255-4259
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
BY: SAM, DEPUTY - WI 5 P.

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

PARCEL I.D.# 33-07-400-021, 33-08-100-039,
33-08-100-020, 33-08-100-054
GRANTOR: Rosecrest Communities, LLC
(Juniper Crest East)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 7, and the West Half of Section 8, Township 4 South, Range 1 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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 1.83 acres

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 and vehicles 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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 1 day of NOVEMBER, 2012.

GRANTOR(S)

Rosecrest Communities LLC

By: [Signature], manager

Its: RE Management, LLC manager
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 1 day of NOVEMBER, 2012, personally appeared before me GREG TAYLOR who being by me duly sworn did say that (s)he is the RE MANAGEMENT, LLC MANAGER of Rosecrest Communities LLC, a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

[Signature]
Notary Public

My Commission Expires: MAY 15, 2013

Residing in: SALT LAKE CITY

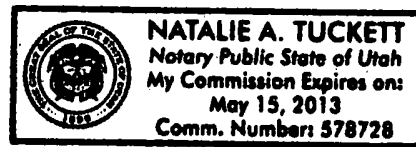


Exhibit 'A'

Easement 2 Rosecrest

A 20.00 foot wide permanent, non-exclusive easement located in the Southeast Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the easterly line of the Mountain View Corridor, said point being South 00°28'08" West 1,066.98 feet along the east line of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and West 36.47 feet from the North Quarter Corner of said Section 8, and thence along said line North 51°59'37" West 20.00 feet; thence North 38°24'00" East 308.21 feet; thence North 51°36'00" West 95.50 feet; thence North 38°24'00" East 20.00 feet; thence South 51°36'00" East 95.50 feet; thence North 38°24'00" East 437.02 feet; thence North 51°36'00" West 105.00 feet; thence North 38°24'00" East 20.00 feet; thence South 51°36'00" East 105.00 feet; thence North 38°24'00" East 831.12 feet; thence North 51°36'00" West 47.00 feet; thence North 38°24'00" East 20.00 feet; thence South 51°36'00" East 46.76 feet; thence North 37°02'22" East 385.00 feet; thence North 38°23'00" East 395.21 feet; thence North 39°25'08" East 199.52 feet; thence North 52°52'54" East 50.48 feet to the westerly line of the Provo Reservoir Canal; thence along said line South 29°06'35" East 20.20 feet; thence South 52°52'54" West 45.30 feet; thence South 39°25'08" West 187.07 feet; thence South 50°34'52" East 40.50 feet; thence South 39°25'08" West 20.00 feet; thence North 50°34'52" West 40.32 feet; thence South 38°23'00" West 384.70 feet; thence South 37°02'22" West 385.24 feet; thence South 51°36'00" East 59.73 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 59.50 feet; thence South 38°24'00" West 400.56 feet; thence South 51°36'00" East 71.50 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 71.50 feet; thence South 38°24'00" West 410.56 feet; thence South 51°36'00" East 81.00 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 81.00 feet; thence South 38°24'00" West 437.02 feet; thence South 51°36'00" East 71.50 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 71.50 feet; thence South 38°24'00" West 308.08 feet to the POINT OF BEGINNING. Said easement encompasses 65,410 square feet or 1.50 acres, more or less.

Easement 5 Rosecrest

A 20.00 foot wide permanent, non-exclusive easement located in the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the south line of property described as Parcel No. 33-08-100-039 in that certain Special Warranty Deed recorded October 20, 2011 as Entry No. 11264221 in Book 9959 at Page 5043 of the Salt Lake County records, said point being South 00°33'20" West

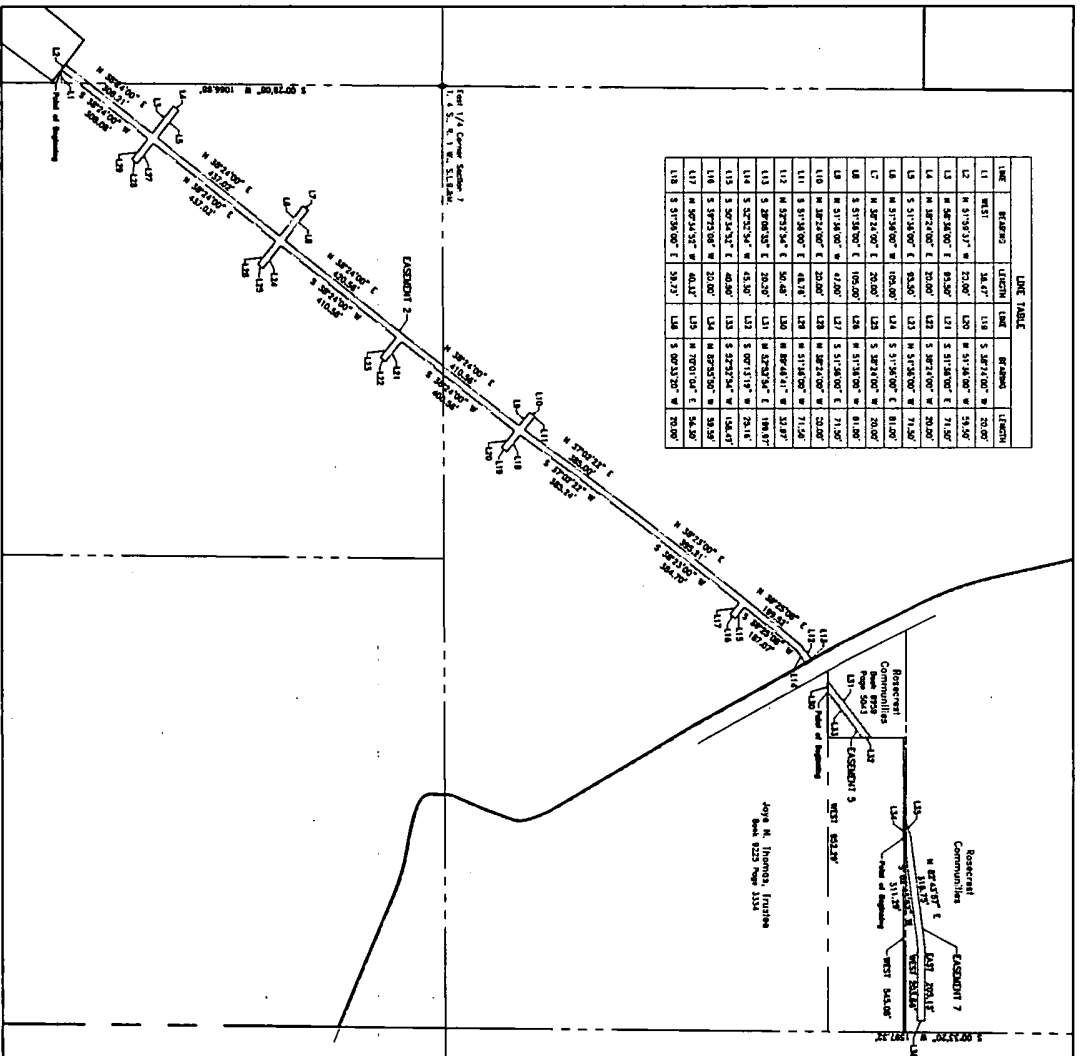
1,597.32 feet along the east line of the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and West 952.29 feet from the North Quarter Corner of said Section, and thence along said line North 89°46'41" West 32.97 feet; thence North 52°52'54" East 199.97 feet to the east line of said property; thence along said line South 00°13'19" West 25.16 feet; thence South 52°52'54" West 158.49 feet to the POINT OF BEGINNING. Said easement encompasses 3,584 square feet or 0.08 acres, more or less.

Easement 7 Rosecrest

A 20.00 foot wide permanent, non-exclusive easement located in the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of property described in that certain Warranty Deed recorded December 02, 2005 as Entry No. 9570739 in Book 9225 at Page 3334 of the Salt Lake County records, said point being South 00°33'20" West 1,386.34 feet along the east line of the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and West 545.08 feet from the North Quarter Corner of said Section, and thence along said line North 89°55'50" West 59.59 feet; thence North 70°01'04" East 56.30 feet; thence North 82°43'57" East 316.75 feet; thence East 205.13 feet to the west line of 3600 West Street; thence along said line South 00°33'20" West 20.00 feet; thence West 203.66 feet; thence South 82°43'57" West 311.29 feet to the POINT OF BEGINNING. Said easement encompasses 10,943 square feet or 0.25 acres, more or less.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	WEST	38.47	L18	S 38°24'00" W	20.00
L2	N 51°59'37" E	20.00	L19	S 38°24'00" W	20.00
L3	N 38°24'00" E	83.50	L20	S 38°24'00" E	71.50
L4	N 38°24'00" E	20.00	L21	S 38°24'00" E	20.00
L5	S 38°24'00" E	83.50	L22	S 38°24'00" E	20.00
L6	S 38°24'00" E	108.00	L23	S 38°24'00" E	20.00
L7	S 38°24'00" E	20.00	L24	S 38°24'00" E	20.00
L8	S 38°24'00" E	108.00	L25	S 38°24'00" E	20.00
L9	S 38°24'00" E	108.00	L26	S 38°24'00" E	20.00
L10	S 38°24'00" E	42.00	L27	S 38°24'00" E	20.00
L11	S 38°24'00" E	42.00	L28	S 38°24'00" E	20.00
L12	S 38°24'00" E	42.00	L29	S 38°24'00" E	20.00
L13	S 38°24'00" E	42.00	L30	S 38°24'00" E	20.00
L14	S 38°24'00" E	42.00	L31	S 38°24'00" E	20.00
L15	S 38°24'00" E	42.00	L32	S 38°24'00" E	20.00
L16	S 38°24'00" E	42.00	L33	S 38°24'00" E	20.00
L17	S 38°24'00" E	42.00	L34	S 38°24'00" E	20.00
L18	S 38°24'00" E	42.00	L35	S 38°24'00" E	20.00
L19	S 38°24'00" E	42.00	L36	S 38°24'00" E	20.00
L20	S 38°24'00" E	42.00	L37	S 38°24'00" E	20.00
L21	S 38°24'00" E	42.00	L38	S 38°24'00" E	20.00
L22	S 38°24'00" E	42.00	L39	S 38°24'00" E	20.00
L23	S 38°24'00" E	42.00	L40	S 38°24'00" E	20.00
L24	S 38°24'00" E	42.00	L41	S 38°24'00" E	20.00
L25	S 38°24'00" E	42.00	L42	S 38°24'00" E	20.00
L26	S 38°24'00" E	42.00	L43	S 38°24'00" E	20.00
L27	S 38°24'00" E	42.00	L44	S 38°24'00" E	20.00
L28	S 38°24'00" E	42.00	L45	S 38°24'00" E	20.00
L29	S 38°24'00" E	42.00	L46	S 38°24'00" E	20.00
L30	S 38°24'00" E	42.00	L47	S 38°24'00" E	20.00
L31	S 38°24'00" E	42.00	L48	S 38°24'00" E	20.00
L32	S 38°24'00" E	42.00	L49	S 38°24'00" E	20.00
L33	S 38°24'00" E	42.00	L50	S 38°24'00" E	20.00
L34	S 38°24'00" E	42.00	L51	S 38°24'00" E	20.00
L35	S 38°24'00" E	42.00	L52	S 38°24'00" E	20.00
L36	S 38°24'00" E	42.00	L53	S 38°24'00" E	20.00
L37	S 38°24'00" E	42.00	L54	S 38°24'00" E	20.00
L38	S 38°24'00" E	42.00	L55	S 38°24'00" E	20.00
L39	S 38°24'00" E	42.00	L56	S 38°24'00" E	20.00
L40	S 38°24'00" E	42.00	L57	S 38°24'00" E	20.00
L41	S 38°24'00" E	42.00	L58	S 38°24'00" E	20.00
L42	S 38°24'00" E	42.00	L59	S 38°24'00" E	20.00
L43	S 38°24'00" E	42.00	L60	S 38°24'00" E	20.00
L44	S 38°24'00" E	42.00	L61	S 38°24'00" E	20.00
L45	S 38°24'00" E	42.00	L62	S 38°24'00" E	20.00
L46	S 38°24'00" E	42.00	L63	S 38°24'00" E	20.00
L47	S 38°24'00" E	42.00	L64	S 38°24'00" E	20.00
L48	S 38°24'00" E	42.00	L65	S 38°24'00" E	20.00
L49	S 38°24'00" E	42.00	L66	S 38°24'00" E	20.00
L50	S 38°24'00" E	42.00	L67	S 38°24'00" E	20.00
L51	S 38°24'00" E	42.00	L68	S 38°24'00" E	20.00
L52	S 38°24'00" E	42.00	L69	S 38°24'00" E	20.00
L53	S 38°24'00" E	42.00	L70	S 38°24'00" E	20.00
L54	S 38°24'00" E	42.00	L71	S 38°24'00" E	20.00
L55	S 38°24'00" E	42.00	L72	S 38°24'00" E	20.00
L56	S 38°24'00" E	42.00	L73	S 38°24'00" E	20.00
L57	S 38°24'00" E	42.00	L74	S 38°24'00" E	20.00
L58	S 38°24'00" E	42.00	L75	S 38°24'00" E	20.00
L59	S 38°24'00" E	42.00	L76	S 38°24'00" E	20.00
L60	S 38°24'00" E	42.00	L77	S 38°24'00" E	20.00
L61	S 38°24'00" E	42.00	L78	S 38°24'00" E	20.00
L62	S 38°24'00" E	42.00	L79	S 38°24'00" E	20.00
L63	S 38°24'00" E	42.00	L80	S 38°24'00" E	20.00
L64	S 38°24'00" E	42.00	L81	S 38°24'00" E	20.00
L65	S 38°24'00" E	42.00	L82	S 38°24'00" E	20.00
L66	S 38°24'00" E	42.00	L83	S 38°24'00" E	20.00
L67	S 38°24'00" E	42.00	L84	S 38°24'00" E	20.00
L68	S 38°24'00" E	42.00	L85	S 38°24'00" E	20.00
L69	S 38°24'00" E	42.00	L86	S 38°24'00" E	20.00
L70	S 38°24'00" E	42.00	L87	S 38°24'00" E	20.00
L71	S 38°24'00" E	42.00	L88	S 38°24'00" E	20.00
L72	S 38°24'00" E	42.00	L89	S 38°24'00" E	20.00
L73	S 38°24'00" E	42.00	L90	S 38°24'00" E	20.00
L74	S 38°24'00" E	42.00	L91	S 38°24'00" E	20.00
L75	S 38°24'00" E	42.00	L92	S 38°24'00" E	20.00
L76	S 38°24'00" E	42.00	L93	S 38°24'00" E	20.00
L77	S 38°24'00" E	42.00	L94	S 38°24'00" E	20.00
L78	S 38°24'00" E	42.00	L95	S 38°24'00" E	20.00
L79	S 38°24'00" E	42.00	L96	S 38°24'00" E	20.00
L80	S 38°24'00" E	42.00	L97	S 38°24'00" E	20.00
L81	S 38°24'00" E	42.00	L98	S 38°24'00" E	20.00
L82	S 38°24'00" E	42.00	L99	S 38°24'00" E	20.00
L83	S 38°24'00" E	42.00	L100	S 38°24'00" E	20.00



BOUNDARY DESCRIPTION

Easement 1
 A 20.00 foot wide permanent, non-exclusive easement located in the Southeast Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
 BEGINNING at a point on the easterly line of the Mountain View Corridor, said point being: South 00°28'08" West 1,086.98 feet along the east line of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and West 36.47 feet from the East Quarter Corner of said Section, and thence along said line North 51°59'37" West 20.00 feet; thence North 38°24'00" East 308.21 feet; thence North 51°36'00" West 95.50 feet; thence North 38°24'00" East 20.00 feet; thence South 51°36'00" East 95.50 feet; thence North 38°24'00" East 437.02 feet; thence North 51°36'00" West 105.00 feet; thence North 38°24'00" East 20.00 feet; thence South 51°36'00" East 105.00 feet; thence North 38°24'00" East 831.12 feet; thence North 51°36'00" West 47.00 feet; thence North 38°24'00" East 20.00 feet; thence South 51°36'00" East 46.76 feet; thence North 37°02'22" East 385.00 feet; thence North 38°23'00" East 395.21 feet; thence North 39°25'08" East 199.52 feet; thence North 52°32'54" East 50.48 feet to the westerly line of the Provo Reservoir Canal; thence along said line South 29°06'35" East 20.20 feet; thence South 52°32'54" West 45.30 feet; thence South 39°25'08" West 187.07 feet; thence South 50°34'52" East 40.50 feet; thence South 39°25'08" West 20.00 feet; thence North 50°34'52" West 40.32 feet; thence South 38°23'00" West 384.70 feet; thence South 37°02'22" West 385.24 feet; thence South 51°36'00" East 59.73 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 59.50 feet; thence South 38°24'00" West 400.56 feet; thence South 51°36'00" East 71.50 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 71.50 feet; thence South 38°24'00" West 410.56 feet; thence South 51°36'00" East 81.00 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 81.00 feet; thence South 38°24'00" West 437.02 feet; thence South 51°36'00" East 71.50 feet; thence South 38°24'00" West 20.00 feet; thence North 51°36'00" West 71.50 feet; thence South 38°24'00" West 308.08 feet to the POINT OF BEGINNING. Said easement encompasses 65,410 square feet or 1.50 acres, more or less.

Easement 5
 A 20.00 foot wide permanent, non-exclusive easement located in the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
 BEGINNING at a point on the south line of property described as Parcel No. 33-08-100-039 in that certain Special Warranty Deed recorded October 20, 2011 as Entry No. 11264221 in Book 9959 of Page 5043 of the Salt Lake County records, said point being South 00°33'20" West 1,597.32 feet along the east line of the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and West 952.29 feet from the North Quarter Corner of said Section, and thence along said line North 89°46'41" West 32.97 feet; thence North 52°52'54" East 199.97 feet to the east line of said property; thence along said line South 00°13'19" West 25.16 feet; thence South 52°52'54" West 158.49 feet to the POINT OF BEGINNING. Said easement encompasses 3,584 square feet or 0.08 acres, more or less.

Easement 2
 A 20.00 foot wide permanent, non-exclusive easement located in the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
 BEGINNING at a point on the north line of property described in that certain Warranty Deed recorded December 02, 2005 as Entry No. 9570739 in Book 9225 of Page 3334 of the Salt Lake County records, said point being South 00°33'20" West 1,386.34 feet along the east line of the Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and West 545.08 feet from the North Quarter Corner of said Section, and thence along said line North 89°55'50" West 59.59 feet; thence North 70°01'04" East 56.30 feet; thence North 82°43'57" East 316.75 feet; thence East 205.13 feet to the west line of 3600 West Street; thence along said line South 00°33'20" West 205.66 feet; thence West 205.66 feet; thence South 82°43'57" West 311.29 feet to the POINT OF BEGINNING. Said easement encompasses 10,943 square feet or 0.25 acres, more or less.

ROSECREST COMMUNITIES
JCE Sewer Easements (09.07.12)

