

271348

Recorded at Sec. Title Co. of So. Utah  
Request of

Date OCT 30 1986 Time 9 am

Fee 10.50 Book 353 Page 496-98

GRANT OF EASEMENT By COIRA J. HULET, IRON COUNTY RECORDER

Ret'd  Indx'd  Abet'd  Proof

In consideration of ONE DOLLAR, (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge SPANISH TRAILS ESTATES, a limited partnership, hereinafter designated as "Grantor," does hereby grant to UNION FIELD IRRIGATION COMPANY, hereinafter designated as "GRANTEE," a 10 foot easement for the purpose of clearing, maintaining and operating a certain irrigation ditch and pond on the North side of said ditch running through and across the following described property: (said ditch is a cement ditch and presently exists on said property)

Commencing at the Southeast corner of Section 23, Township 35 South, Range 11 West, Salt Lake Base and Meridian, South 89°41'40" West along South line of said Section 23, 1198.29 feet and South 0°15'45" West 1488.92 feet to true point of beginning, North 0°15'45" East along East right of way line of State Highway 722.11 feet; North 63°52'14" East 528.66 feet, South 89°44'13" East 168.09 feet, North 0°11'06" East 1629.73 feet to Northeast corner of that certain parcel described in Book 234, Page 244, North 89°44'13" West 639.43 feet to Northwest corner of said property in said deed, East right of way line of Utah Highway #130, North 0°15'47" East 675.97 feet to Southwest corner of certain parcel described in Book 211, Page 277, East 319.10 feet, North 0°15'47" East 136.51 feet, West 115.10 feet to East line of that certain parcel described in Book 261, Page 375, North 0°15'47" East 81.35 feet on said property line, West 204 feet to East line of Highway, North 0°15'47" East 99.25 feet to a fence corner, South 88°36'37" East 638.21 feet, North 0°40'16" East 647.75 feet, North 88°49'17" East 671.47 feet, North 45°49'45" East 60.45 feet, South 89°36'06" East 649.34 feet, South 0°17'55" West 1442.06 feet, South 89°28'37" East 650.52 feet, South 0°24'52" West 308.23 feet, North 65°48'37" East 737.28 feet, South 89°28'37" East 141.45 feet to West right of way line of U.S. Highway 91, South 37°42'30" West along said West line 3582.46 feet, North 89°06'30" West 1289.80 feet to point of beginning.

Beginning South 89°21'40" West 1198.29 feet along the Section line and South 0°15'47" West 1199.58 feet along the East right of way line of Utah Highway #130 from the Northeast corner of Section 26, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence North 46°40'26" East 347.18 feet; thence South 0°15'47" East 225.44 feet to the point of beginning.

EXCEPTING THEREFROM commencing at the Southwest corner of Section 24, Township 35 South, Range 11 West, Salt Lake Base and Meridian South 89°20'02" East along South Section line of said Section 24, 806.61 feet and North 0°17'55" East 696 feet to the true point of beginning, South 46°40'26" West 46.07 feet, North 48°55'49" West 114.51 feet, North 0°34'13" West 201.61 feet, North 89°03'36" West 71.07 feet, North 0°49'52" West 89.43 feet, South 89°07'56" East 195.97 feet, South 0°17'55" West 332.84 feet to beginning. Containing 1.08 acres. Together with a road for right of way described as: Beginning at a point South 89°20'02" East 1349.65 feet along Section line and North 129.56 feet from the re-established Southwest corner of Section 24, North 48°10'04" West 789.56 feet, North 46°40'26" East 45.16 feet, South 48°10'04" East 782.50 feet to the Northwesterly right of way line Highway U.S. 91, South 37°42'30" West 45.12 feet along said right of way line to beginning.

Beginning at a point South 89°20'02" East 970.25 feet along Section line and North 525.14 feet from re-established Southwest corner of Section 24, Township 35 South, Range 11 West, Salt Lake Base and Meridian, North 48°10'04" West 105 feet; North 8°57'15" East 157.58 feet; North 63°31'49" East 96.86 feet, South 0°00' East 298.40 feet, North 48°10'04" West 44.29 feet to beginning. Together with following right of way: Beginning at a point South 89°20'02" East 1349.65 feet along Section line and North 129.56 feet from re-established Southwest corner of Section 24, North 48°10'04" West 798.56 feet; North 46°40'26" East 45.16 feet; South 48°10'04" East 782.50 feet to Northwesterly right of way line of U.S. Highway 91, South 37°42'30" West 45.12 feet along said right of way line to point of beginning. Together with water rights.

Beginning at a point South 89°21'40" West 1198.29 feet along Section line and North 0°15'47" East 1773.89 feet along East right of way line of Utah Highway #130 and South 88°69'85" East 638.58 feet to concrete irrigation ditch and underground water line from Southeast corner of Section 23, Township 35 South, Range 11 West, Salt Lake Base and Meridian, North 0°11'06" East 158.42 feet along said ditch and water line, North 88°53'31" West 137.19 feet, thence about South 0°12'07" West 159.09 feet, South 88°69'85" East 137.19 feet to point of beginning. Subject to a 16.5 feet right of way for ingress and egress described as: Beginning at a point South 89°21'40" West 1198.29 feet along Section line and North 0°15'47" East 1773.87 feet along East right of way line of Utah Highway #130 from Southeast corner of Section 23, North 0°15'47" East 16.5 feet along said Highway, South 88°69'85" East 638.56 feet to a concrete irrigation ditch and underground water line, South 0°11'06" West 16.5 feet along said ditch and water line to Southeast corner of above described property, North 88°69'85" West 638.58 feet to beginning.

Beginning at a point South 89°20'02" East 84.67 feet along Section line and North 0°52'04" East 2484.34 feet from Southwest corner of Section 24, Township 35 South, Range 11 West, Salt Lake Base and Meridian, North 0°52'04" East 125 feet, South 89°07'56" East 174.24 feet, South 0°52'04" West 125 feet, North 89°07'57" West 174.24 feet to point of beginning. Containing 0.50 acres more or less. Subject to road right of way and easement over the West 33 feet of said parcel. Together with water rights.

Beginning at a point South 89°20'02" East 84.67 feet along Section line and North 0°52'04" East 1742.445 feet from Southwest corner of Section 24, Township 35 South, Range 11 West, Salt Lake Base and Meridian, North 89°07'56" West 662.725 feet, North 0°11'06" East 316.835 feet along an existing concrete irrigation ditch and underground water line to an existing fence corner; South 89°07'56" East 666.50 feet, South 0°52'04" West 316.815 feet to beginning. Together with water rights.

SUBJECT TO and together with 16.5 feet right of way for ingress and egress described as: Beginning at point South 89°21'40" West 1198.29 feet along Section line and North 0°15'47" East 1773.87 feet along East right of way line of Utah Highway #130 from Southeast corner of Section

