

WHEN RECORDED, MAIL TO:  
Magna Water District  
8885 West 3500 South  
Magna, Utah 84044

TSM: 14-20-377-025  
14-20-377-027  
14-20-377-029

13909181 B: 11315 P: 7758 Total Pages: 7  
03/11/2022 09:52 AM By: jlucas Fees: \$40.00  
EASEMENT- EASEMENT OR GRANT OF EASEMENT  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VANGUARD TITLE INSURANCE AGENCY, LLC - OREM  
532 E 800 NOREM, UT 840974146

## Easement

(CORPORATION)

Salt Lake County

### MILLCREEK PARK, LLC

\_\_\_\_\_, a  
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 TEN Dollars, a  
perpetual easement, upon part of an entire tract of land, for the purpose of  
installing and maintaining a SEWER AND WATER FACILITIES, situate in the SE  
1/4 SW 1/4 of Section 20, Township 1 South, Range 2 West, SLB&M. The boundaries  
of said easement are described as follows:

Beginning at a point which is West 1256.79 feet and North 632.47 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N 0°48'16" E 51.54 feet; thence N 1°57'17" E 40.83 feet; thence N 0°41'38" W 45.65 feet; thence S 89°06'43" E 20.01 feet; thence S 0°41'38" E 46.67 feet; thence S 89°11'44" E 78.08 feet; thence S 0°53'51" W 28.00 feet; thence N 89°11'44" W 78.89 feet; thence S 0°48'16" W 63.33 feet; thence N 89°06'43" W 20.00 feet to the POINT OF BEGINNING.

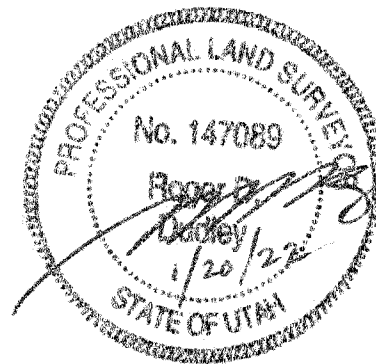
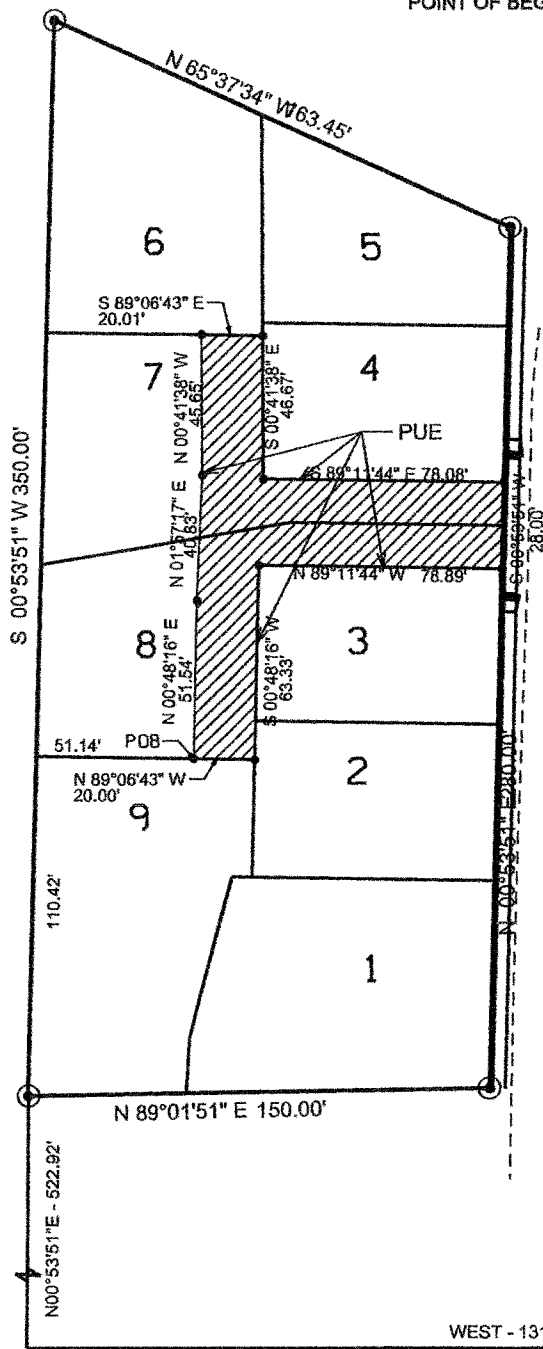
Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, 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.

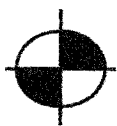
Continued on Page 2



Beginning at a point which is West 1256.79 feet and North 632.47 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N 0°48'16" E 51.54 feet; thence N 1°57'17" E 40.83 feet; thence N 0°41'38" W 45.65 feet; thence S 89°06'43" E 20.01 feet; thence S 0°41'38" E 46.67 feet; thence S 89°11'44" E 78.08 feet; thence S 0°53'51" W 28.00 feet; thence N 89°11'44" W 78.89 feet; thence S 0°48'16" W 63.33 feet; thence N 89°06'43" W 20.00 feet to the POINT OF BEGINNING.



SQC SECTION 20  
T1S, R2W, SLB&M



Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

13909181 B: 11315 P: 7760 03/11/2022 09:52 AM Page 3 of 7



Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

Client:

Location:

MAGNA, UTAH

Drawing Name:

BONANZA MEADOWS SUBDIVISION

PROJECT NO.  
2017.066

EXHIBIT 1

## PUE

Beginning at a point which is West 1256.79 feet and North 632.47 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N 0°48'16" E 51.54 feet; thence N 1°57'17" E 40.83 feet; thence N 0°41'38" W 45.65 feet; thence S 89°06'43" E 20.01 feet; thence S 0°41'38" E 46.67 feet; thence S 89°11'44" E 78.08 feet; thence S 0°53'51" W 28.00 feet; thence N 89°11'44" W 78.89 feet; thence S 0°48'16" W 63.33 feet; thence N 89°06'43" W 20.00 feet to the POINT OF BEGINNING.

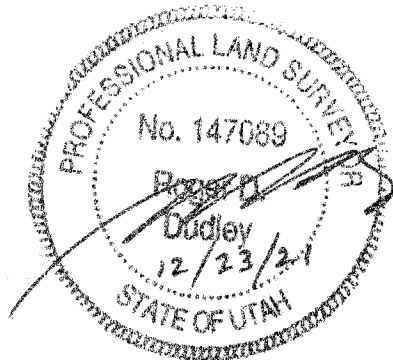
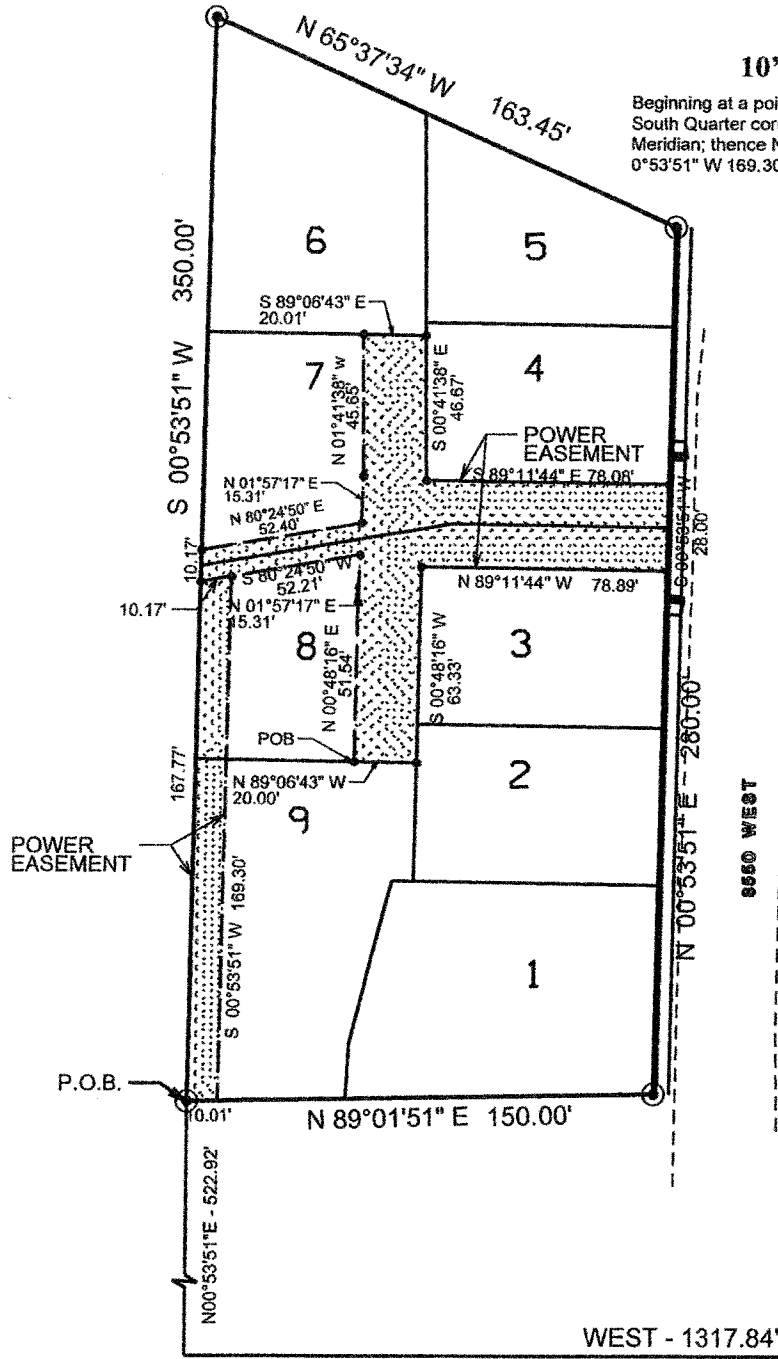
## **10' Power Easement across Lot 8 and 9**

Beginning at a point which is West 1317.84 feet and N 0°53'51" E 522.92 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N 0°53'51" E 167.77 feet; thence N 80°24'50" E 10.17 feet; thence S 0°53'51" W 169.30 feet; thence S 89°01'51" W 10.01 feet to the POINT OF BEGINNING.

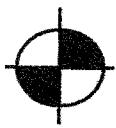
Beginning at a point which is West 1256.79 feet and North 632.47 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N 0°48'16" E 51.54 feet; thence N 1°57'17" E 15.31 feet; thence S 80°24'50" W 52.21 feet; thence N 0°53'51" E 10.17 feet; thence N 80°24'50" E 52.40 feet; thence N 1°57'17" E 15.31 feet; thence N 0°41'38" W 45.65 feet; thence S 89°06'43" E 20.01 feet; thence S 0°41'38" E 46.67 feet; thence S 89°11'44" E 78.08 feet; thence S 0°53'51" W 28.00 feet; thence N 89°11'44" W 78.89 feet; thence S 0°48'15" W 63.33 feet; thence N 89°06'43" W 20.00 feet to the POINT OF BEGINNING.

**10' Power Easement across Lot 8 and 9**

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SQC SECTION 20  
T1S, R2W, SLB&M



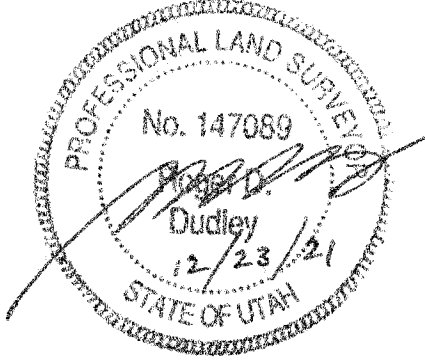
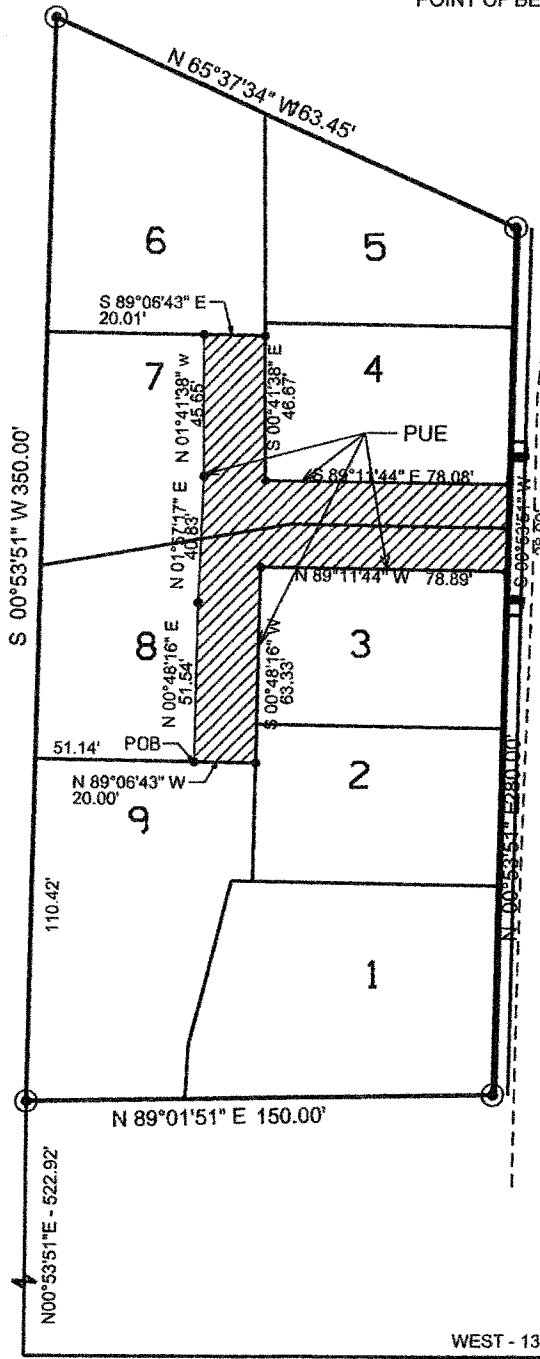
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

Client:	BONANZA MEADOWS SUBDIVISION	
Location:	MAGNA, UTAH	
Drawing Name:	POWER EASEMENT EXHIBIT	
PROJECT NO.	2017.066	
EXHIBIT 2		

Beginning at a point which is West 1256.79 feet and North 632.47 feet from the South Quarter corner Section 20, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N 0°48'16" E 51.54 feet; thence N 1°57'17" E 40.83 feet; thence N 0°41'38" W 45.65 feet; thence S 89°06'43" E 20.01 feet; thence S 0°41'38" E 46.67 feet; thence S 89°11'44" E 78.08 feet; thence S 0°53'51" W 28.00 feet; thence N 89°11'44" W 78.89 feet; thence S 0°48'16" W 63.33 feet; thence N 89°06'43" W 20.00 feet to the POINT OF BEGINNING.



SQC SECTION 20  
T1S, R2W, SLB&M

WEST - 1317.84'



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