

PERPETUAL GRANT OF EASEMENT *M 70 S 100 E Pl. Grove*

For value received, the receipt of which is hereby acknowledged, The Water Gardens Development Corporation, hereby conveys a perpetual easement over and across the following described property for a storm drain retention pond. The easement herein described is for the use and benefit of Pleasant Grove City, a municipal corporation.

Said easement is described as follows:

Commencing South 0° 17' 08" East along the section line 724.98 feet and East 354.13 feet from the East quarter corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 01° 14' 19" East 58.470 feet; thence South 41° 37' 17" East 396.76 feet; thence South 48° 22' 43" West 48.88 feet; thence West 180.44 feet; thence South 16° 43' 05" West 71.82 feet; thence South 73° 16' 55" East 108.78 feet; thence along the arc of 300.00 foot radius curve to the left 118.54 feet; the chord bears South 84° 36' 05" East 117.77 feet; thence North 89.09 feet; thence North 48° 22' 43" East 78.35 feet; thence North 41° 37' 17" West 415.73 feet; thence North 01° 14' 19" West 47.44 feet; thence South 88° 45' 41" West 30.00 feet to the point of beginning.

TOGETHER WITH all necessary right of ingress and egress to maintain said storm drain easement.

DATED THE 27th DAY OF April, 1995.

THE WATER GARDENS DEVELOPMENT CORPORATION

Jerry Smith

(BY: JERRY SMITH, PRESIDENT)

STATE OF UTAH)

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County of Utah)

On the 27th day of April A.D. 1995, personally appeared before me JERRY SMITH who, being by me duly sworn, did say that he is the President of THE WATER GARDENS DEVELOPMENT CORPORATION, and that the said instrument was signed in behalf of said corporation by authority of its Board of Directors, and the aforesaid office acknowledged to me that said corporation executed the same.

Kevin Pinder

Notary Public

Commission expires: 7-27-98

Residing in: Orem, UT

