

When recorded return to:  
L. Morray Yates  
1985 Covey View Ct.  
Salt Lake City, Utah 84106  
Fax: (801) 466-1516

ENT 61932:2008 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2008 May 27 4:11 pm FEE 14.00 BY SW  
RECORDED FOR TRANE ENGINEERING

## GRANT OF EASEMENT

L. Morray Yates (Grantor), hereby CONVEYS TO Spring Creek Irrigation Company, a Utah Corporation (Grantee), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual easement for the construction, operation, maintenance, inspection, repair, relocation, reasonable rights of ingress and egress, and replacement of a irrigation pipeline, said easement more particularly described as follows:

This property is located in the Southeast Quarter of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The basis of bearings for this description is North 89°50'31" West from the monument marking the Southeast corner of said Section 16 to the monument marking the South quarter corner of said Section 16.

Beginning at a point on the Grantor's south property line, said point being North 1254.15 feet and West 1376.95 feet, to a point on an existing fence at the southwest corner of Grantor's land, and S 89°31'06" East 55.65 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence N 01°09'41" W 26.17 feet; thence 29.70 feet along the arc of a 20.00 foot radius curve to the right (chord bears N 41°23'04" E 27.05 feet); thence N 83°55'50" E 103.51 feet; thence S 35°00'00" E 22.85 feet to the Grantor's south property line; thence along said south line the following three (3) calls: (1) S 83°55'50" W 114.56 feet; (2) S 01°09'41" E 26.74 feet; (3) N 89°31'06" W 20.01 feet to the point of beginning.  
Contains an area of 3,007 square feet.

See map attached as Exhibit A.

Grantee will restore and replace to original condition any improvements or vegetation damaged or disturbed by Grantees' use of this easement.

In witness whereof, the Grantor has executed this Grant of Easement this 31<sup>st</sup> day of March, 2008.

L. Morray Yates

By *L. Morray Yates*  
L. Morray Yates

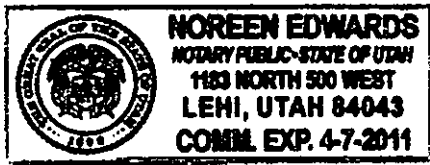
ACKNOWLEDGMENT

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STATE OF Utah )

County of Utah )  
SS.

This instrument was acknowledged before me on this 31 day of March,  
2008, by Murray Yates, as grantor  
of self.



Noreen Edwards  
Notary Public  
My commission expires: 4-7-11

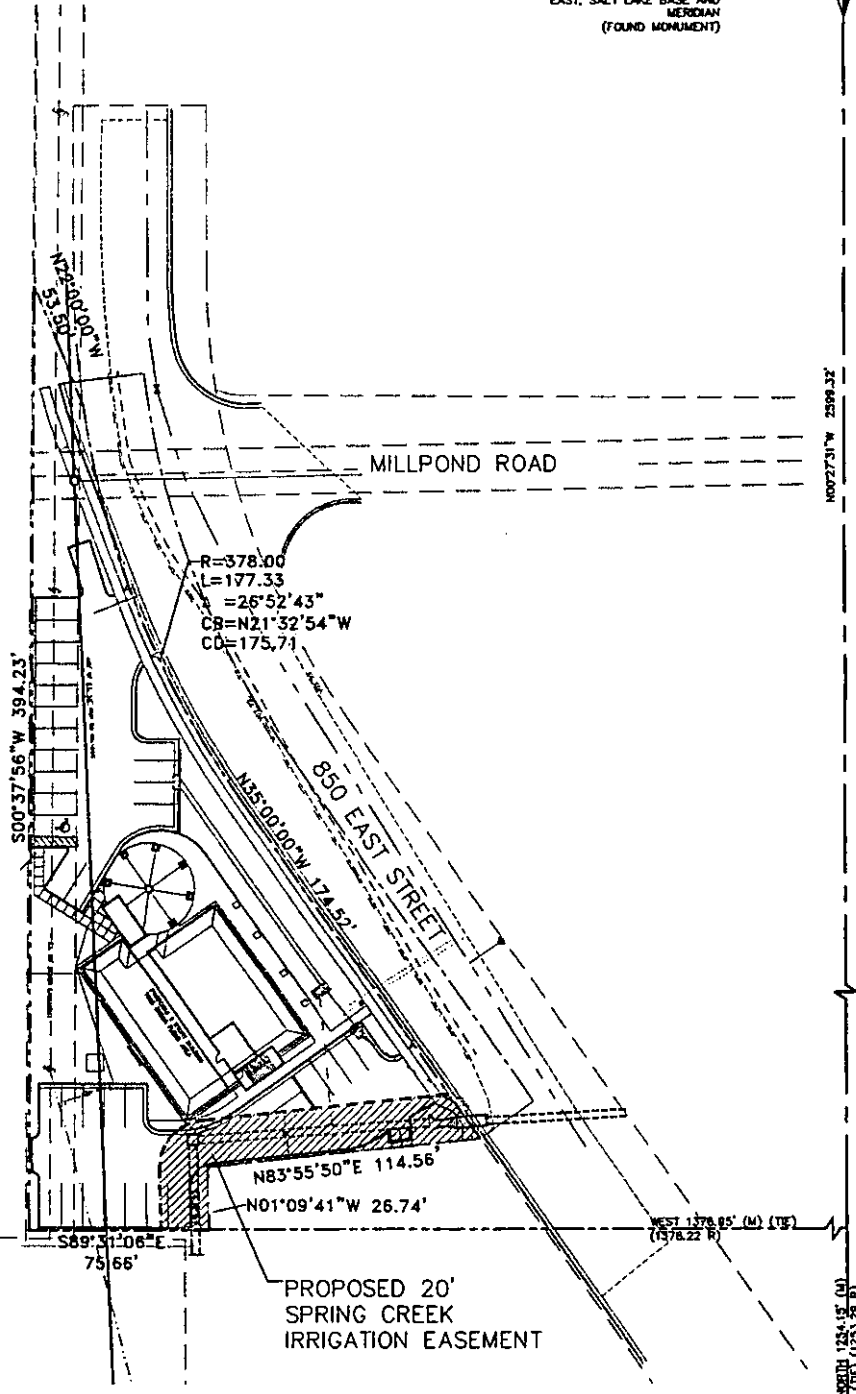
# EXHIBIT A

IRRIGATION EASEMENT

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EAST CORNER CORNER  
MONUMENT FOR SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1  
EAST, SALT LAKE BASE AND  
MERIDIAN  
(FOUND MONUMENT)



S00°37'56\"/>

R=378.00  
L=177.33  
=26°52'43\"/>

MILLPOND ROAD

850 EAST STREET

N83°55'50\"/>

N01°09'41\"/>

S89°31'06\"/>

WEST 1378.85' (M) (175'  
(4378.22 R)

N0027°31\"/>

SOUTH 1234.15' (M)  
(167' (233.26 R)

BASIS OF BEARINGS  
N89°50'31\"/>

SOUTH QUARTER CORNER  
MONUMENT FOR SECTION 16,  
TOWNSHIP 5 SOUTH, RANGE 1  
EAST, SALT LAKE BASE AND  
MERIDIAN  
(FOUND MONUMENT)

SOUTHEAST CORNER MONUMENT  
FOR SECTION 16, TOWNSHIP 5  
SOUTH, RANGE 1 EAST, SALT  
LAKE BASE AND MERIDIAN  
(FOUND MONUMENT)  
BENCHMARK ELEV=4321.04

PROJECT NAME <b>YATES BUSINESS PARK IRRIGATION EASEMENT</b>	DATE <b>03/28/08</b>	SHEET <b>1 OF 1</b>
	SCALE <b>NO SCALE</b>	