WHEN RECORDED MAIL TO:

Questar Regulated Services Company P.O. Box 45360, Right-of-way Salt Lake City, UT 84145-0360 data/wp/prow/pue.frm

14-021-0190

ENT 105673:2012 PG 1 of 3

Jeffery Smith

Utah County Recorder

2012 Nov 30 03:53 PM FEE 14.00 BY E0

RECORDED FOR Bonneville Superior Title Completer Control Cally RECORDED

UTILITY EASEMENT DEDICATION

Grove Ventures, LLC, grantor(s), of Davis County, State of Utah, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, through and across the following-described land and premises situated in the County of Utah, State of Utah, to-wit:

Land of the Grantor located in Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian;

Beginning at a point that is East 1,716.49 feet and South 784.83 feet from the West Quarter Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence East 293.91 feet:

thence South 328.10 feet;

thence East 363.31 feet;

thence South 02°00'26" West 271.84 feet;

thence South 02°19'56" West 160.81 feet;

thence South 00°20'33" West 72.99 feet;

thence South 01°03'53" West 148.71 feet;

thence South 01°06'07" East 46.25 feet;

thence West 267.26 feet;

thence South 66.00 feet;

thence West 384.12 feet:

thence North 17°37'00" West 150.16 feet;

thence North 19°37'00" West 227.97 feet;

thence North 48°32'30" West 151.12 feet;

thence North 01°20'00" East 5.31 feet;

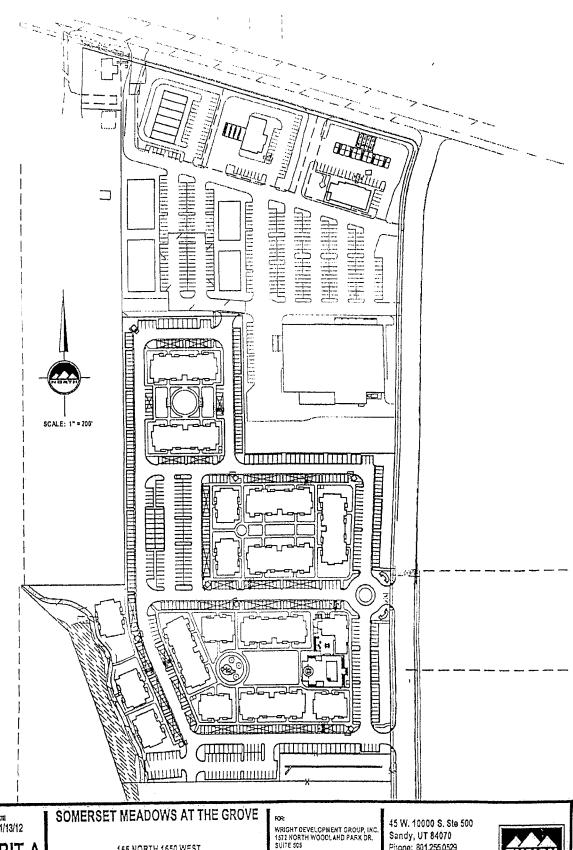
thence South 89°59'59" East 247.64 feet;

thence North 00°00'01" East 631.15 feet to the point of beginning.

less and excepting those areas upon which a building or swimming pools will be built as shown on Exhibit A. Contains 619,271 square feet or 14.216 acres.

TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE. IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY PUBLIC ENTITY OR THE OWNER, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE OWNER OR THE ENTITY REQUIRING OR REQUESTING THE SAME.

| WITNESS the execution hereof this 30 | day of <u>November</u> , 20/2. |
|---|---|
| | Grove Ventures LLC |
| | By: Spender H. Wright Its: Manager |
| State of Utah) County of Davis) | |
| On this 30th day of November, 2012, befor and for said State, personally appeared b to me to be the manager of the limited li instrument or the person who executed the acknowledged to me that said entity execu | efore me Spencer H. Wright, identified ability companytthat executed the instrument on behalf of said entity, and |
| STATE OF UTAH) ss. | Moballe W. Rhoades |
| COUNTY OF SALT LAKE) | NOBALEE W. RHOADES Notary Public • State of Utah Commission # 583589 |
| On the day of, 20 | , personally arrocared on prexp 08-04-2014 |
| the signer(s) of the foregoing instrument, who duly the same. | acknowledged to me that he/she/they executed |
| NOBALEE W. RHOADES Notary Public • State of Utah Commission # 583589 COMM. EXP. 08-04-2014 | |



PROJECT # DATE 5424A 11/13/12 **EXHIBIT** A

165 NORTH 1650 WEST PLEASANT GROVE CITY, UTAH WRIGHT DEVELOPMENT GROUP, INC. 1572 NORTH WOODLAND PARK DR. SUITE 505 LAYTON, UT 84041 PHONE: [101] 773-7339 FAX: [81]) 773-7355

Prione: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com

