

WHEN RECORDED, RETURN TO:

*FRONNIANA KOFED  
C/O 1050 E. STAGELAND RUN  
EAGLE MOUNTAIN, UT 84005*

ENT 128807:2008 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2008 Dec 09 1:21 pm FEE 0.00 BY EO  
RECORDED FOR EAGLE MOUNTAIN CITY

## DEED OF PUBLIC UTILITY AND DRAINAGE EASEMENT

McArthur Homes 07, LC Grantor(s), hereby conveys and warrants to Eagle Mountain City, Utah, a municipal corporation of the state of Utah, (the City) Grantee, of Utah County, Utah, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent public storm drainage Easement, utility Easement and right-of-way for the purpose of constructing, operating, maintaining and replacing one or more underground power distribution lines, telephone, television and communication system lines and optical fibers and natural gas pipelines within the area of the Easement granted herein for the use of the Grantee City as necessary and as may be permitted by the Grantee City for the benefit of adjoining properties and the Grantee City, over, across, through and under the premises of the Grantors situated in Utah County, Utah more specifically described on Exhibit 1 to this Easement ("the Easement").

Granting to the Grantee City a perpetual right to maintain the finished slope, grade and function of the storm drainage Easement and for ingress and egress to and from and along the Easement and with the right to remove obstacles and impediments to functional drainage, regrade and restore land surfaces to assure adequate storm and snowmelt waters, operate, maintain, repair, replace, augment and/or remove the facilities or other improvements as deemed necessary by the Grantee City for the operation of the facilities in the Easement. The Grantor(s) covenants that it and its successors in interest will not re-grade, change the land surface of the storm drainage Easement, construct or erect, or allow to be constructed or erected, any permanent landscaping, fencing, or other features of any kind or structure of any kind which may or could interfere with the function or use by the Grantee City of the Easement granted herein. The Grantor(s) agrees that the Grantee City may enter on the premises subject to this Easement and restore drainage grades, remove all obstructions, landscaping or improvements of any kind which may interfere with the use by the Grantee City of the Easement or facilities located in the Easement. The Grantor(s) specifically



## Lone Tree plat D drainage easement legal descriptions – 5' wide easements only

November 5, 2008

**Lots 430-442 drainage easement legal**

Beginning at a point that is South  $02^{\circ}27'43''$  West 1931.63 feet along section line and West 796.75 feet from the Northeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian;

thence South  $11^{\circ}32'39''$  West, a distance of 75.22 feet; thence along the arc of a 734.00 feet radius curve to the left through a central angle of  $00^{\circ}23'25''$  for 5.00 feet (chord bears North  $78^{\circ}15'39''$  West 5.00 feet); thence North  $11^{\circ}32'39''$  East, a distance of 74.63 feet; thence along the arc of a 373.00 feet radius curve to the left through a central angle of  $19^{\circ}13'47''$  for 125.19 feet (chord bears North  $11^{\circ}05'54''$  West 124.60 feet) to a point of reverse curve to the right having a radius of 627.00 feet and a central angle of  $19^{\circ}00'31''$ ; thence northerly along the arc, a distance of 208.02 feet (chord bears North  $11^{\circ}12'33''$  West 207.06 feet); thence North  $88^{\circ}21'02''$  West, a distance of 379.07 feet; thence North  $01^{\circ}38'58''$  East, a distance of 5.00 feet; thence South  $88^{\circ}21'02''$  East, a distance of 383.81 feet; thence along the arc of a 622.00 feet radius curve to the left through a central angle of  $19^{\circ}26'35''$  for 211.07 feet (chord bears South  $10^{\circ}59'31''$  East 210.06 feet) to a point of reverse curve to the right having a radius of 378.00 feet and a central angle of  $19^{\circ}18'59''$ ; thence southerly along the arc, a distance of 127.44 feet (chord bears South  $11^{\circ}03'18''$  East 126.83 feet) to the point of beginning.

**Lots 443-449 drainage easement legal**

Beginning at a point that is South  $02^{\circ}27'43''$  West 1362.87 feet along section line and West 797.10 feet from the Northeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian;

thence North  $88^{\circ}21'02''$  West, a distance of 465.39 feet; thence North  $01^{\circ}38'58''$  East, a distance of 5.00 feet; thence South  $88^{\circ}21'02''$  East, a distance of 463.11 feet; thence along the arc of a 175.00 feet radius curve to the right through a central angle of  $01^{\circ}47'56''$  for 5.49 feet (chord bears South  $22^{\circ}49'42''$  East 5.49 feet) to the point of beginning.