

SECURITY TITLE & ABSTRACT CO.  
50 East Center St. - Provo, Utah  
Order No. 33132

1379

UTILITY EASEMENT AND RIGHT-OF-WAY

RECORDED  
OFF 700

1983 JAN 17 PM 2:25

SECURITY TITLE & ABSTRACT CO.

RECORDED IN THE OFFICE OF

1379

This non-exclusive easement and right-of-way is made and executed this 17<sup>th</sup> day of JANUARY, 1983, by E. KEITH LIGNELL and MARIAN H. LIGNELL, referred to hereafter as "Grantors", for good and valuable consideration, the sufficiency of which is acknowledged by Grantors. Said Grantors do hereby grant and convey, in accordance herewith, to STEVEN L. GROW and MARY JANE GROW, his wife, and DAVID S. GROW and JUDITH W. GROW, his wife, hereinafter collectively known as "Grantees", their successors or assigns, a non-exclusive perpetual easement along with a non-exclusive temporary construction easement as set forth hereinafter.

This easement and right-of-way is intended to run through certain property located between and along Carterville Road at approximately 5250 North in Provo City, Utah street numbering system, and the East boundary of Orem City, Utah. The permanent easement is granted to contain an underground waterline and other underground utility lines, and to accommodate and allow for the inspection, repair, maintenance and operation of underground water and other utility lines, and is more particularly described as follows:

A non-exclusive easement extending 20.0 feet North of the following Boundary Line description: Commencing at a point located South 17.00 feet and West 542.94 feet from the Southeast corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing is the Utah State Plane Coordinate System): thence South 88° 12' 25" West 1469.21 feet to a point located South 62.97 feet and West 2011.41 feet from the Southeast corner of said Section 12.

In addition to the grant to the above perpetual easement, Grantors hereby grant a temporary construction easement extending 40.0 feet North of the above boundary line description, to accommodate and allow (but not be limited to) the providing of reasonable grading, excavation and fill as Grantees might deem necessary, and for all other

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purposes associated with the installation of underground water and other utility lines. The construction easement shall automatically lapse and terminate ninety (90) days after completion of the installation of an underground waterline and/or other utility lines, or upon the termination of the permanent easement as set forth below, whichever event shall first occur.

The granting of this easement or its recording on the books and records of Utah County, Utah, does not carry any burden on the Grantors to participate to any degree in the payment for underground improvements which may hereafter be installed therein.

If a waterline or other utility line has not been installed in the permanent easement within ten (10) years from the date hereof, it shall automatically lapse and terminate without any further action by Grantors.

Grantees agree to relinquish and/or adjust the boundaries of the easement and accept in lieu thereof a reasonable alternative non-exclusive easement substantially similar to the easement granted herein at such time as Grantors or their successors may obtain approval for the development of their land. It is expressly understood that the substitute easement may not vary more than 150 feet from the boundary line described above.

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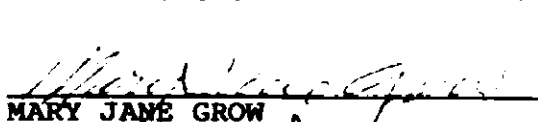
GRANTORS:

GRANTEES:

  
E. KEITH LIGNELL

  
STEVEN L. GROW

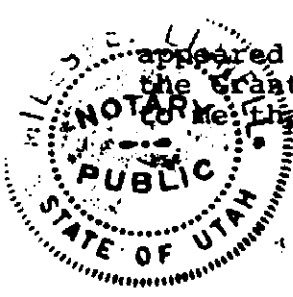
  
MARIAN H. LIGNELE

  
MARY JANE GROW

  
DAVID S. GROW

  
JUDITH W. GROW

STATE OF UTAH )  
 : ss.  
County of Salt Lake )



On the 12<sup>th</sup> day of January, 1983, personally appeared before me E. Keith Lignell and Marian H. Lignell, the Grantors of the foregoing instrument, who duly acknowledged to me that they executed the same.

E. Keith Lignell  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah

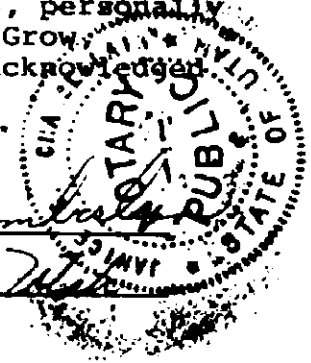
My Commission Expires:

Aug 9, 1985

STATE OF UTAH )  
 : ss.  
County of Utah )

On the 14<sup>th</sup> day of January, 1983, personally appeared before me Steven L. Grow and Mary Jane Grow, Grantees of the foregoing instrument, who duly acknowledged to me that they executed the same.

Janice S. Chambers  
NOTARY PUBLIC  
Residing at Green Valley



My Commission Expires:

12-18-86

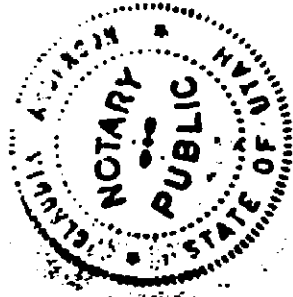
STATE OF UTAH )  
 : ss.  
County of Utah )

On the 14<sup>th</sup> day of January, 1983, personally appeared before me David S. Grow and Judith W. Grow, Grantees of the foregoing instrument, who duly acknowledged to me that they executed the same.

Claudia Anderson  
NOTARY PUBLIC  
Residing at Am Fork, Utah

My Commission Expires:

9-30-86



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