



When Recorded Return To:
D.R. Horton, Inc., a Delaware corporation
12351 South Gateway Park Place, Suite D-100
Draper, UT 84020

Tax ID: W-4207

TEMPORARY PUBLIC UTILITIES EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to D.R. Horton, Inc., a Delaware corporation, herein referred to as Grantor, by the Dixie-Escalante Rural Electric Association, Inc., dba Dixie Power, a Utah Corporation, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a temporary easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace public utility facilities, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

See Exhibits A (legal description) and B (depiction) attached hereto and make a part hereof.

TO HAVE AND TO HOLD such property to Grantee, Dixie Power, for the uses and purposes normally associated with public utilities and drainage until such time the above referenced easement is separately created and granted by virtue a duly executed and recorded plat, at which time this temporary public utility easement shall automatically terminate.

Grantee shall maintain the easement in good repair. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns until the expiration of this easement according to the terms hereof.

IN WITNESS WHEREOF, the Grantor's has executed this instrument this ____ day of _____, 2022.

EXHIBIT "A"

A PARCEL OF LAND TO BE USED FOR THE PURPOSES OF A PUBLIC UTILITY EASEMENT LOCATED IN NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°59'03"W 2201.27 FEET ALONG THE SECTION LINE AND S89°00'57"E 69.10 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N28°14'02"W 10.00 FEET; THENCE N61°45'58"E 4.67 FEET TO THE POINT OF A 112.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 40.68 FEET THROUGH A CENTRAL ANGLE OF 20°43'04"; THENCE N41°02'54"E 394.81 FEET TO THE POINT OF A 187.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 2.60 FEET THROUGH A CENTRAL ANGLE OF 0°47'41"; TO THE POINT OF A 10.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 14.49 FEET THROUGH A CENTRAL ANGLE OF 83°00'35"; THENCE N48°50'00"E 10.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S48°50'00"W; THENCE ALONG THE ARC OF SAID CURVE 28.98 FEET THROUGH A CENTRAL ANGLE OF 83°00'35"; TO THE POINT OF A 177.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 2.46 FEET THROUGH A CENTRAL ANGLE OF 0°47'41"; THENCE S41°02'54"W 394.81 FEET TO THE POINT OF A 122.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 44.30 FEET THROUGH A CENTRAL ANGLE OF 20°43'04"; THENCE S61°45'58"W 4.67 FEET TO THE POINT OF BEGINNING.

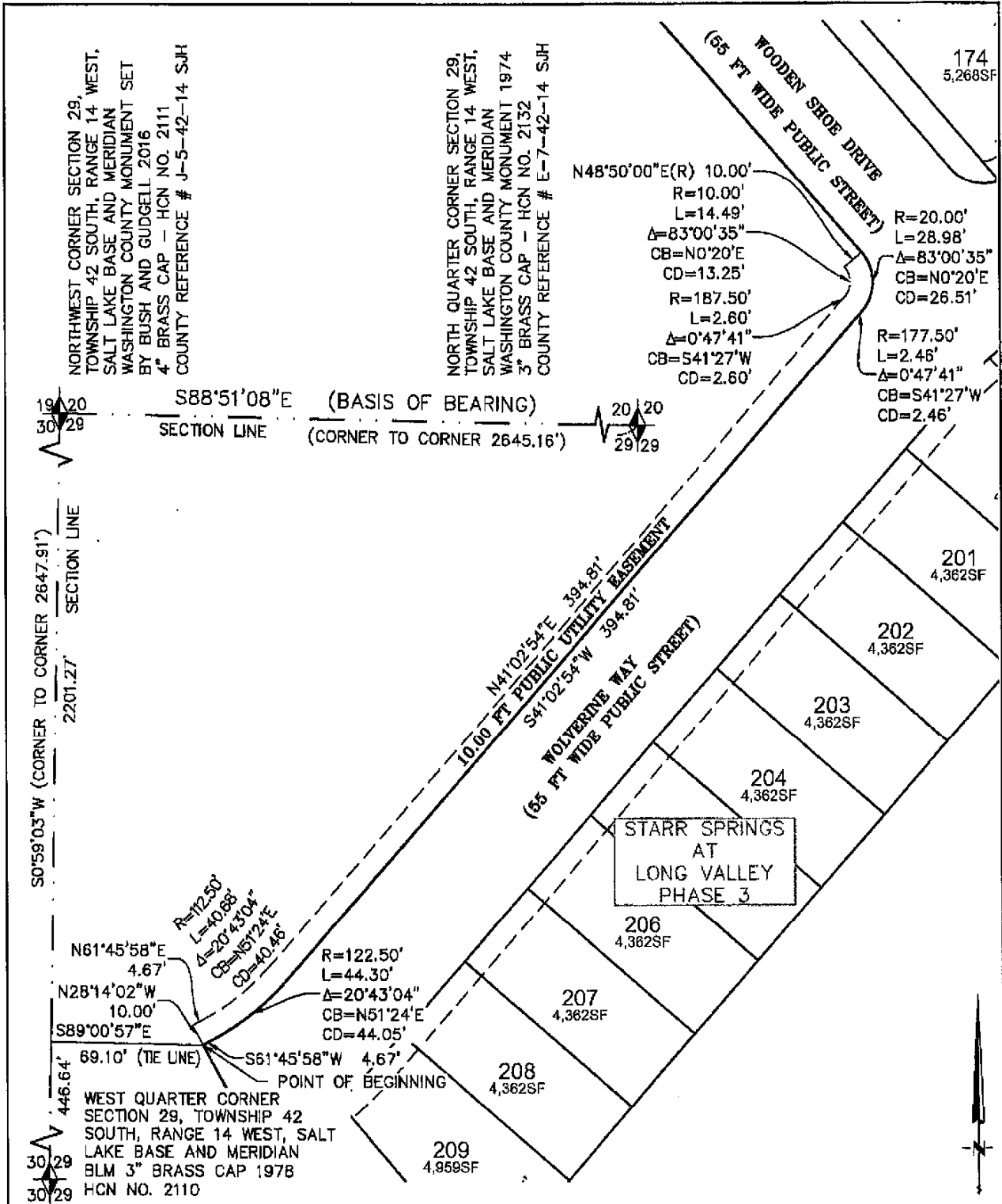


EXHIBIT B
 PUBLIC UTILITY EASEMENT
 PREPARED FOR: D.R. HORTON, INC.

HIGH POINT ENGINEERING & SURVEYING
 ENGINEERING - PLANNING - SURVEYING
 1380 WEST 2130 SOUTH
 ST. GEORGE UT 84770
 OFFICE: (435) 868-6290 - SURVEY SCHEDULE: (435) 256-2109
 D:\Dropbox\Project Files\211003 - DR Long Valley Area C\Drawings\211003FP3-easement.dwg