

07-273-0301 thru 0326

WHEN RECORDED, MAIL TO:

Rice Farms Homeowners Association
Attn: Jerry Preston
40 North 100 East
Farmington, Utah 84025

RETURNED
MAR 29 2010

E 2519442 B 4991 P 1374-1378
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/29/2010 04:06 PM
FEE \$42.00 Pgs: 5
DEP RT REC'D FOR RICE FARMS ESTATE
S LLC

UTILITY EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **Rice Farms Estates, LLC**, hereby grants, conveys, sells and sets over unto **RICE FARMS HOMEOWNERS ASSOCIATION**, a-corporation of the State of Utah, as Grantee, its successors, assigns, and licensees, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace private culinary water, sanitary sewer, and utility structures and facilities, hereinafter called the "Facilities," said easement being situated in Davis County, State of Utah, over and through a parcel of Grantor's land, which easement is more particularly described as follows:

Beginning at the Northwest Corner of Parcel A, Rice Farms Estates Phase 3 P.U.D. Amended, said point also being on the south line of 750 South Street, and being North 0°26'10" West 807.43 feet along the quarter section line and East 776.10 feet from the West Quarter Corner of Section 30, Township 3 North, Range 1 East, Salt Lake Base and Meridian, and running;

Thence northeasterly 20.04 feet along the arc of a 472.50 foot radius curve to the right, (center bears South 22°01'59" East and long chord bears North 69°10'55" East 20.04 feet, with a central angle of 2°25'47") along the south line of 750 South Street;

- Thence South 24°16'37" East 68.68 feet;
- Thence North 65°43'23" East 2.17 feet;
- Thence South 24°16'37" East 27.00 feet;
- Thence South 65°43'23" West 2.17 feet;
- Thence South 24°16'37" East 19.17 feet;
- Thence North 65°43'23" East 2.17 feet;
- Thence South 24°16'37" East 36.00 feet;
- Thence South 40°51'52" East 10.80 feet;
- Thence South 15°00'00" East 17.00 feet;
- Thence South 75°00'00" West 2.17 feet;
- Thence South 15°00'00" East 19.17 feet;
- Thence North 75°00'00" East 2.17 feet;
- Thence South 15°00'00" East 63.00 feet;
- Thence South 75°00'00" West 2.17 feet;
- Thence South 15°00'00" East 19.17 feet;
- Thence North 75°00'00" East 2.17 feet;

Thence South 15°00'00" East 63.00 feet;
 Thence South 75°00'00" West 2.17 feet;
 Thence South 15°00'00" East 19.17 feet;
 Thence North 75°00'00" East 2.17 feet;
 Thence South 15°00'00" East 36.00 feet;
 Thence South 28°35'19" East 10.99 feet;
 Thence South 0°16'40" East 17.00 feet;
 Thence South 89°43'20" West 2.17 feet;
 Thence South 0°16'40" East 19.17 feet;
 Thence North 89°43'20" East 2.17 feet;
 Thence South 0°16'40" East 36.00 feet;
 Thence South 89°43'20" West 39.56 feet;
 Thence North 0°16'40" West 29.65 feet;
 Thence South 89°43'20" West 17.17 feet;
 Thence North 0°16'40" West 2.34 feet;
 Thence South 89°43'20" West 19.16 feet;
 Thence South 0°16'40" East 2.17 feet;
 Thence South 89°43'20" West 49.92 feet;
 Thence North 0°16'40" West 2.17 feet;
 Thence South 89°43'20" West 19.17 feet;
 Thence South 0°16'40" East 2.00 feet;
 Thence South 89°43'20" West 17.17 feet;
 Thence North 28°27'56" West 27.00 feet;
 Thence North 61°32'04" East 2.17 feet;
 Thence North 28°27'56" West 19.17 feet;
 Thence South 61°32'04" West 2.17 feet;
 Thence North 28°27'56" West 36.00 feet;
 Thence North 15°00'00" West 10.00 feet;
 Thence North 75°00'00" East 19.58 feet;
 Thence North 15°00'00" West 17.17 feet;
 Thence North 75°00'00" East 2.34 feet;
 Thence North 15°00'00" West 19.16 feet;
 Thence South 75°00'00" West 2.17 feet;
 Thence North 15°00'00" West 24.88 feet;
 Thence North 75°00'00" East 2.17 feet;
 Thence North 15°00'00" West 19.16 feet;
 Thence South 75°00'00" West 2.00 feet;
 Thence North 15°00'00" West 17.17 feet;
 Thence South 75°00'00" West 0.34 feet;
 Thence North 15°00'00" West 27.17 feet;
 Thence North 75°00'00" East 2.34 feet;
 Thence North 15°00'00" West 19.16 feet;
 Thence South 75°00'00" West 2.17 feet;
 Thence North 15°00'00" West 24.87 feet;
 Thence North 75°00'00" East 2.17 feet;
 Thence North 15°00'00" West 19.16 feet;

Thence South $75^{\circ}00'00''$ West 2.00 feet;
 Thence North $15^{\circ}00'00''$ West 14.93 feet;
 Thence North $58^{\circ}58'31''$ East 27.66 feet;
 Thence South $30^{\circ}15'41''$ East 2.40 feet;
 Thence North $59^{\circ}44'19''$ East 19.17 feet;
 Thence North $30^{\circ}15'41''$ West 2.17 feet;
 Thence North $59^{\circ}44'19''$ East 46.06 feet to the west line of the Rice Road, (80 West), a private roadway platted on Rice Farms Estates Phase 3 P.U.D. Amended;
 Thence South $24^{\circ}16'37''$ East 11.65 feet along the west line of said Rice Road;
 Thence southwesterly 15.71 feet along the arc of a 10.00 foot radius curve to the right. (center bears South $65^{\circ}43'23''$ West and long chord bears South $20^{\circ}43'23''$ West 14.14 feet, with a central angle of $90^{\circ}00'00''$) along the west line of said Rice Road;
 Thence South $65^{\circ}43'23''$ West 3.78 feet along the west line of said Rice Road;
 Thence southwesterly 96.51 feet along the arc of a 68.50 foot radius curve to the left, (center bears South $24^{\circ}16'37''$ East and long chord bears South $25^{\circ}21'42''$ West 88.72 feet, with a central angle of $80^{\circ}43'23''$) along the west line of said Rice Road;
 Thence South $15^{\circ}00'00''$ East 158.50 feet along the west line of said Rice Road;
 Thence southeasterly 188.50 feet along the arc of a 60.00 foot radius curve to the left. (center bears North $75^{\circ}00'00''$ East, and long chord bears North $75^{\circ}00'00''$ East 120.00 feet, with a central angle of $180^{\circ}00'00''$) along the west, south and east lines of said Rice Road;
 Thence North $15^{\circ}00'00''$ West 132.38 feet along the east line of said Rice Road;
 Thence northwesterly 51.57 feet along the arc of a 318.50 foot radius curve to the left, (center bears South $75^{\circ}00'00''$ West and long chord bears North $19^{\circ}38'18''$ West 51.51 feet, with a central angle of $9^{\circ}16'37''$) along the east line of said Rice Road;
 Thence North $24^{\circ}16'27''$ West 153.64 feet along the east line of said Rice Road to the point of beginning.

To have and to hold the same unto said Grantee, its successors and assigns, perpetually, with right of ingress and egress in said Grantee, its officers, employees, agents, contractors and assigns to enter upon the above described property with such equipment as is necessary to install, construct, maintain, operate, repair, inspect, protect, remove and replace said Facilities. During construction periods, Grantee and its contractors may use such portions of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of the Facilities. The contractor performing the work shall restore all property, through which the work traverses to as near its original condition as is reasonably possible. Grantor shall have the right to use said premises except for the purpose for which the right-of-way and easement is granted to the Grantee, provided such use shall not interfere with the Facilities, or with Grantee's use thereof, or any other rights provided to the Grantee hereunder.

Grantor shall not build or construct, or permit to be build or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without the written consent of Grantee. This right-of-way and easement grant shall run with the land and shall be binding upon and inure to the benefits of the Grantor and Grantee and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this right-of-way and easement this ____ day of _____, 2010.

"GRANTOR"

By: [Signature]
Its: Member

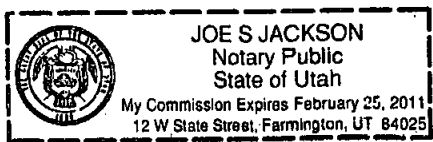
ACKNOWLEDGMENT

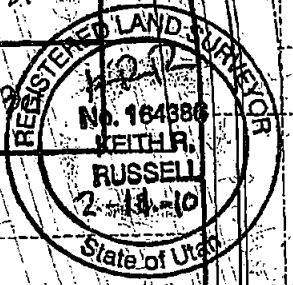
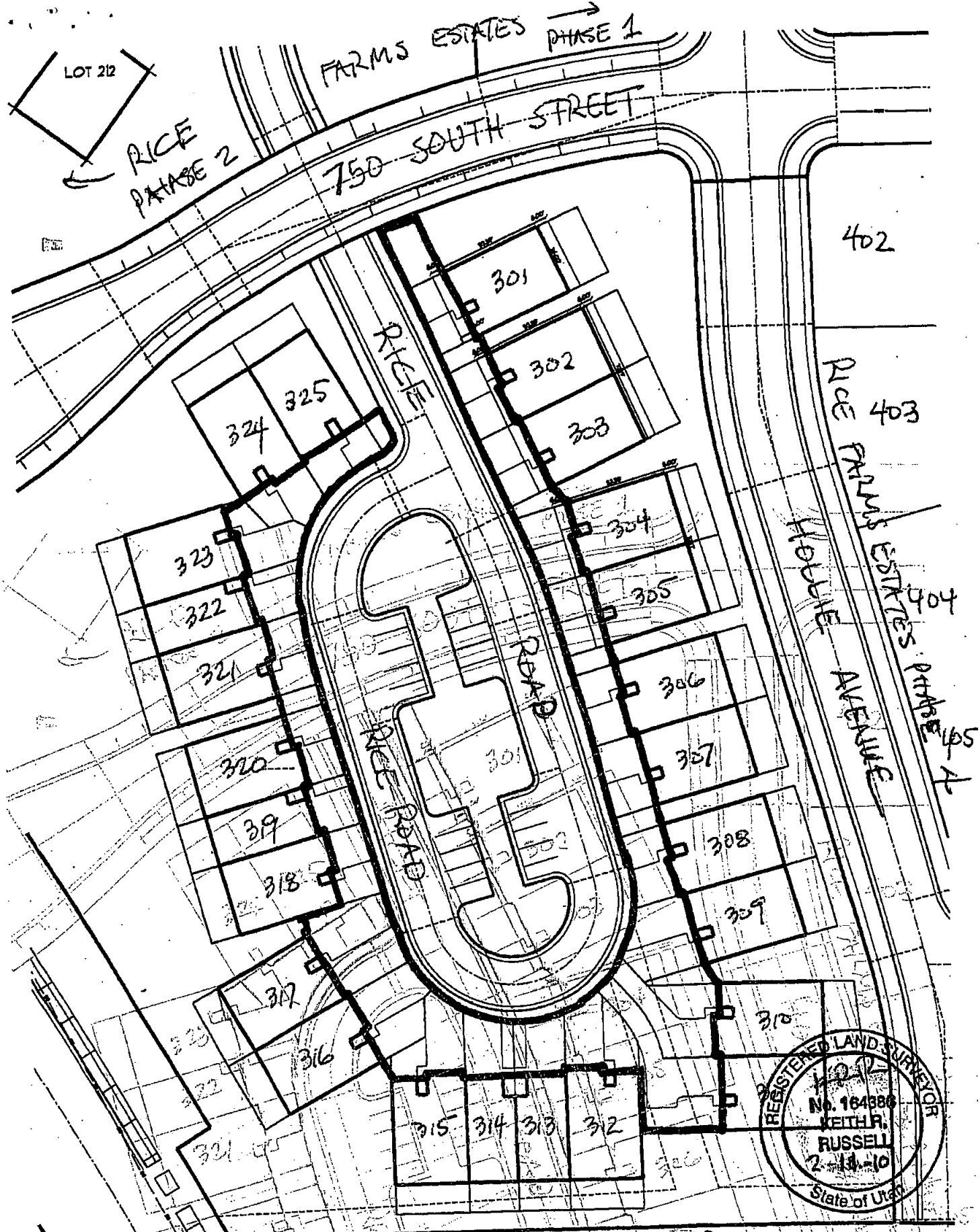
STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

On the 23 day of March, 2010, personally appeared before me JERRY PRESTON who being by me duly sworn did say that (s) he is the managing member of Rice Farms Estates, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

My Commission Expires: 2/25/2011

[Signature: Joe S. Jackson]
Notary Public
Residing at: Farlington Ut.





HOA EASEMENT IN RICE FARMS ESTATES PHASE 3 P.U.D. AMENDED

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2-11-10