



WHEN RECORDED, RETURN TO:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

ENT 33871:2013 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Apr 08 2:27 pm FEE 0.00 BY SW
RECORDED FOR EAGLE MOUNTAIN CITY

**DEED OF PUBLIC UTILITY EASEMENT
FOR CONSTRUCTION, OPERATION, MAINTENANCE AND
REPLACEMENT OF UTILITY FACILITIES**

MONTE VISTA RANCH, LC, a Utah limited liability company (“Grantor”) hereby conveys and warrants to EAGLE MOUNTAIN CITY, a municipal corporation of the state of Utah, (the “Grantee”), for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent public utility easement for the purpose of constructing, operating, maintaining and replacing public utility facilities, including, but not limited to, power transmission and distribution lines, telephone lines, cable lines, and optical fibers, together with appurtenances thereto, including but not limited to, metering equipment, cabinets, splicing boxes and markers (collectively “Facilities”) within the area of the easement granted herein for the use of the Grantee as necessary and as may be permitted by the Grantee for the benefit of the Grantee, over, across, through and under the premises of the Grantor situated in Utah County, Utah (the “Property”) more specifically described on Exhibit A, attached hereto and incorporated herein.

Also granting to the Grantee a perpetual right of ingress and egress to and from and along easement and with the right to operate, maintain, repair, replace, augment and/or remove the Facilities as deemed necessary by the Grantee for the operation of the Facilities in the easement; and together with the present and the future responsibility to keep the easement clear of all brush, trees, timber, hazards, litter, or materials that might endanger Grantee's Facilities, or impede Grantee's activities. The Grantee specifically waives and releases the Grantor from any and all liability and claims for the removal by the Grantee or its agents of plants, trees, litter, and for public activities, and for exercising the rights granted in this easement.

Grantor shall have the right to use and enjoy the Property except for the purposes herein
{00157112.DOC/2}

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EXHIBIT A

A STRIP OF LAND 10.00 FEET IN WIDTH, SITUATE IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF AN EXISTING 20.00 FOOT WIDE PUBLIC UTILITY EASEMENT AS DEDICATED ON THE SWEETWATER ROAD PLAT, RECORDED IN BOOK 7293 AT PAGE 85 OF PLATS, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 00° 25' 52" EAST, ALONG THE SECTION LINE, A DISTANCE OF 746.26 FEET, AND WEST, A DISTANCE OF 2550.52 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 12; AND RUNNING THENCE SOUTH 18° 55' 24" WEST, ALONG SAID WESTERLY LINE OF THE PUBLIC UTILITY EASEMENT, A DISTANCE OF 10.88 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 59° 08' 05", A DISTANCE OF 30.96 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 52° 22' 28" WEST, A DISTANCE OF 29.61 FEET; THENCE SOUTH 24° 56' 44" WEST, A DISTANCE OF 11.26 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 75° 22' 30", A DISTANCE OF 85.51 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 62° 37' 59" WEST, A DISTANCE OF 79.48 FEET; THENCE NORTH 79° 40' 46" WEST, A DISTANCE OF 54.34 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 62° 48' 55", A DISTANCE OF 32.89 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 68° 54' 47" WEST, A DISTANCE OF 31.27 FEET, TO A POINT ON THE NORTHERLY LINE OF A 23.50 FOOT PUBLIC UTILITY EASEMENT AS DEDICATED BY THE EAGLE MOUNTAIN BOULEVARD PLAT, RECORDED IN BOOK 7292, AT PAGE 84 OF PLATS, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE; THENCE NORTHWESTERLY ALONG THE ARC OF A 9930.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 0° 03' 35", A DISTANCE OF 10.36 FEET, THE LONG CHORD OF WHICH BEARS NORTH 70° 02' 43" WEST, A DISTANCE OF 10.36 FEET; THENCE NORTHEASTERLY ALONG ARC OF A 40.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 67° 17' 41", A DISTANCE OF 46.98 FEET, THE LONG CHORD OF WHICH BEARS NORTH 66° 40' 24" EAST, A DISTANCE OF 44.33 FEET; THENCE SOUTH 79° 40' 46" EAST, A DISTANCE OF 54.34 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 75° 22' 30", A DISTANCE OF 72.35 FEET, THE LONG CHORD OF WHICH BEARS NORTH 62° 37' 59" EAST, A DISTANCE OF 67.25 FEET; THENCE NORTH 24° 56' 44" EAST, A DISTANCE OF 11.08 FEET, TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65° 56' 10", A DISTANCE OF 46.03 FEET, THE LONG CHORD OF WHICH BEARS NORTH 56° 03' 41" EAST 43.53 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 2,229 OR 0.051 OF AN ACRE.

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MCNEIL ENGINEERING - CIVIL, L.C.

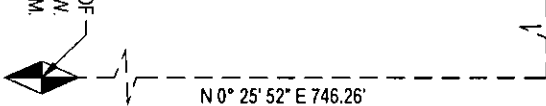
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MCNEIL ENGINEERING STRUCTURAL, L.C.

MCNEIL ENGINEERING - CIVIL, L.C.

MCNEIL ENGINEERING - SURVEYING, L.C.



PROJECT NO.:	13050
CHECKED BY:	DKW
DRAWN BY:	DKW
DATE:	3/25/13
1 OF 1	

FEEDER EXTENTION EASEMENT
EAGLE MOUNTAIN CITY
 EAGLE MOUNTAIN BLVD. & SWEETWATER ROAD
 SECTION_INFORMATION

McNEIL ENGINEERING
Designing for the Future Since 1983™

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