Sunrise Ridge PO BOX 7/7 EASEMENT AND RIGHT OF WAY Springuellelity 46:53 RANDALES A COUNTY RECORDER 2005 May 04 4:11 pm FEE 34.00 BY SS RECORDED FOR SUNRISE RIDGE AT SPRINGVI

This easement and Right of Way is executed this 4th day of May, 2005 by L. Kay Heaps, Manager/Member of Sunrise Ridge at Springville, LLC as follows:

This easement is being given as an easement and right-of-way for access to accommodate the installation, monitoring, maintenance and/or repair of a sub drainage system in the subdivision known as Spring Haven, Plat A, Lehi Utah (The Subdivision). See Exhibit "A", describing the sub drainage system and Exhibit "B", describing property easement locations, and Exhibit "C", describing plat subdivision easements. Each Exhibit is attached hereto and is made part hereof by this reference.

It is understood by all parties: The sub drainage system has been designed by a licensed civil engineer and has been approved by the City of Lehi. The system is being installed after the subdivision has been initially developed and, therefore, the new system shall become a "private" sub drain system for The Subdivision with each individual homeowner being responsible for maintenance and repairs for that portion of the system that is on their respective property (lots 17 & 18, lots 7 & 8, lots 6 & 9, and lots 5 & 10 shall share responsibility for the system that is between the two respective lots). The sub drain system shall carry a one year warranty from the time of the installation from the installation contractor. It is further understood that there shall be no liability to any party should any damage to lot(s), personal property, or injury occur from any circumstance arising from the installation and/or operation of the sub drainage system.

It is intended that this easement created herein is to run with the land.

SUNRISE RIDGE AT SPRINGVILLE, LLC

L. Kay Heaps, Manager Member

D MICHELLE RODEBACK

STATE OF

STATE OF

SS:

COUNTY OF

On the

day of May, 2005 personally appeared before me, the signor of the within instrument who duly acknowledged before me that he executed the same.

Dickelle (Kodiback

Notary Public

2 of 4

TRANE	# 100m			1. ALL PIPE IS TO BE 8" ADS STORM DRAIN PIPE INSTALLED @ 0.30% GRADE.	MOTES:	PROCEET BILE		SCALE: 17 - 80 SCALE: 17 - 80	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ENT	483	:25:20) 05 P6
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SPRING HAVEN PLAT "A"			LOT 13	WEST	2350 WEST	LOT 9	-0.5 P	LOT 6	WEST		\ <u> </u>	LOT 2	
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308 HEAPS SHEET NO. 1 OF 1	:	!			or and	, k							

EXHIBIT "B"

Easement descriptions for Spring Haven, Plat A, Lehi, Utah are as follows:

The North 20 feet of Lots 4, 10, and 12

The West 20 feet of Lot 2

The East 20 feet of Lots 12 & 14

The South 20 feet of Lots 16 and 19

The West 10 feet of Lots 8, 9 and 10

SPRING HAVEN PLAT 'A' SUBSURFACE DRAIN EASEMENT EXHIBIT

