

Recording Requested By:

STANSBURY PARK IMPROVEMENT DISTRICT  
30 Plaza  
Stansbury Park, UT 84074

Above Space for Recorder's Use Only

**GRANT OF PERPETUAL UNDERGROUND UTILITY EASEMENT  
AND TEMPORARY CONSTRUCTION EASEMENT**

D.R. Horton, Inc a Delaware Corp ("Grantor"), whose address is 12351 South Gateway Park Place, Suite D-100, Draper UT 84020, hereby GRANTS AND CONVEYS to **Stansbury Park Improvement District**, a body politic of the State of Utah, and its successors-in-interest and assigns ("Grantee"), for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a non-exclusive perpetual easement and right-of-way, including the right of ingress and egress thereto ("*Easement*"), to be utilized by Grantee for the purpose of constructing and installing, from time-to-time, and thereafter owning, operating, inspecting, maintaining, repairing, altering, replacing, paralleling, protecting and making and removing connections to underground utilities, including, without limitation, water and sewer pipelines and related equipment and facilities (the "*Utility Facilities*"), to be situated over, under, across and through the following real property of Grantor (the "*Property*"), located in Tooele County, State of Utah:

SEE EXHIBIT "A"

attached hereto and incorporated herein by reference.

The foregoing Easement shall further include a temporary construction easement over, across, under and through the Property, as more particularly described in Exhibit "A," as necessary for the construction and installation, from time-to-time, of the Utility Facilities. The temporary construction easement shall expire upon completion of construction of the Utility Facilities. The Grantee shall restore any of Grantor's improvements situated within the area of any temporary construction easement to their pre-construction condition as near as practicable.

This Easement is granted subject to the following rights, covenants and restrictions:

1. During temporary periods, the Grantee shall have the right to utilize such portion of Grantor's property situated along and adjacent to the Easement Property as described herein as shall be reasonably necessary in connection with the initial construction and installation of the Utility Facilities.
2. Grantee's construction and operational activities related to its use of the Easement Property as provided herein shall be performed in compliance with all applicable requirements of other governmental entities having jurisdiction.

3. It is understood and agreed that the Easement set forth herein gives, grants and conveys to Grantee the right of ingress and egress to and upon the Easement Property for the purposes set forth herein.

4. Within a reasonable time following completion of construction of any improvements associated with the Utility Facilities within the Easement Property, subject to suitable weather and/or soil conditions, Grantee, at its expense, shall reasonably restore the surface of the Easement Property or any other property of Grantor disturbed by Grantee during construction, as near as practicable to its pre-construction condition.

5. Grantor reserves the right to use and enjoy the Easement Property subject to this Easement and Grantee's rights hereunder and so long as Grantor shall not construct any permanent buildings or other structures or improvements, or plant any trees or shrubs whose roots would contact Grantee's Utility Facilities, or otherwise do any thing or take any action which would unreasonably obstruct or interfere in any way with the Grantee's rights to the use of the Easement Property and Grantee's rights of ingress or egress as herein set forth. Grantor shall not change the contour of the ground within the Easement Property without the prior written consent of the Grantee.

6. Grantor expressly acknowledges and agrees that Grantee shall have the unilateral right, without notice or compensation to the Grantor, to physically remove any structure or other obstruction, and to cut and keep clear all trees, brush, native growth or foliage, which are now or may hereafter be situated within the Easement Property that may, in the Grantee's sole opinion, endanger, hinder or conflict with its rights hereunder. Grantee shall have no liability for any damage to any improvements made by Grantor to the extent such damage arises out of or in connection with Grantee's use of the Easement Property consistent with its rights hereunder.

7. The Easement and related rights granted hereunder create an equitable servitude on the Easement Property and constitute a covenant running with the land which shall be binding upon Grantor and the Grantee and their respective legal representatives, successors-in-interest and assigns.

8. This Easement, and all rights, covenants and restrictions set forth herein may not be terminated, extended, modified or amended without the consent of Grantor and Grantee, and any such termination, extension, modification or amendment shall be effective only upon recordation in the official records of Tooele County, Utah, of a written document effecting the same, duly executed and acknowledged by Grantor and Grantee.

9. By accepting delivery of and recordation of this Grant of Easement, Grantee acknowledges and agrees with the terms and provisions hereof.

WITNESS the hand of Grantor this 3 day of April, 2020.

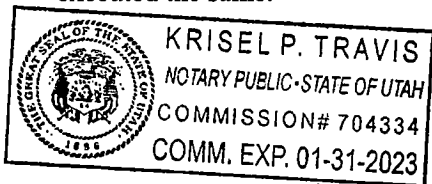
GRANTOR:

[Signature]

By: Adam Loser DR Horton, Inc.  
Its: Vice President

STATE OF UTAH )  
Utah : ss.  
County of ~~Tooele~~ )

On this 3 day of April, 2020, personally appeared before me Adam R. Loser,  
signer of the above instrument, who duly acknowledged to me that he/she executed the same for and in behalf  
D.R. Horton, Inc, and that said Adam R. Loser duly  
executed the same.



[Signature]  
NOTARY PUBLIC

**EXHIBIT "A"**

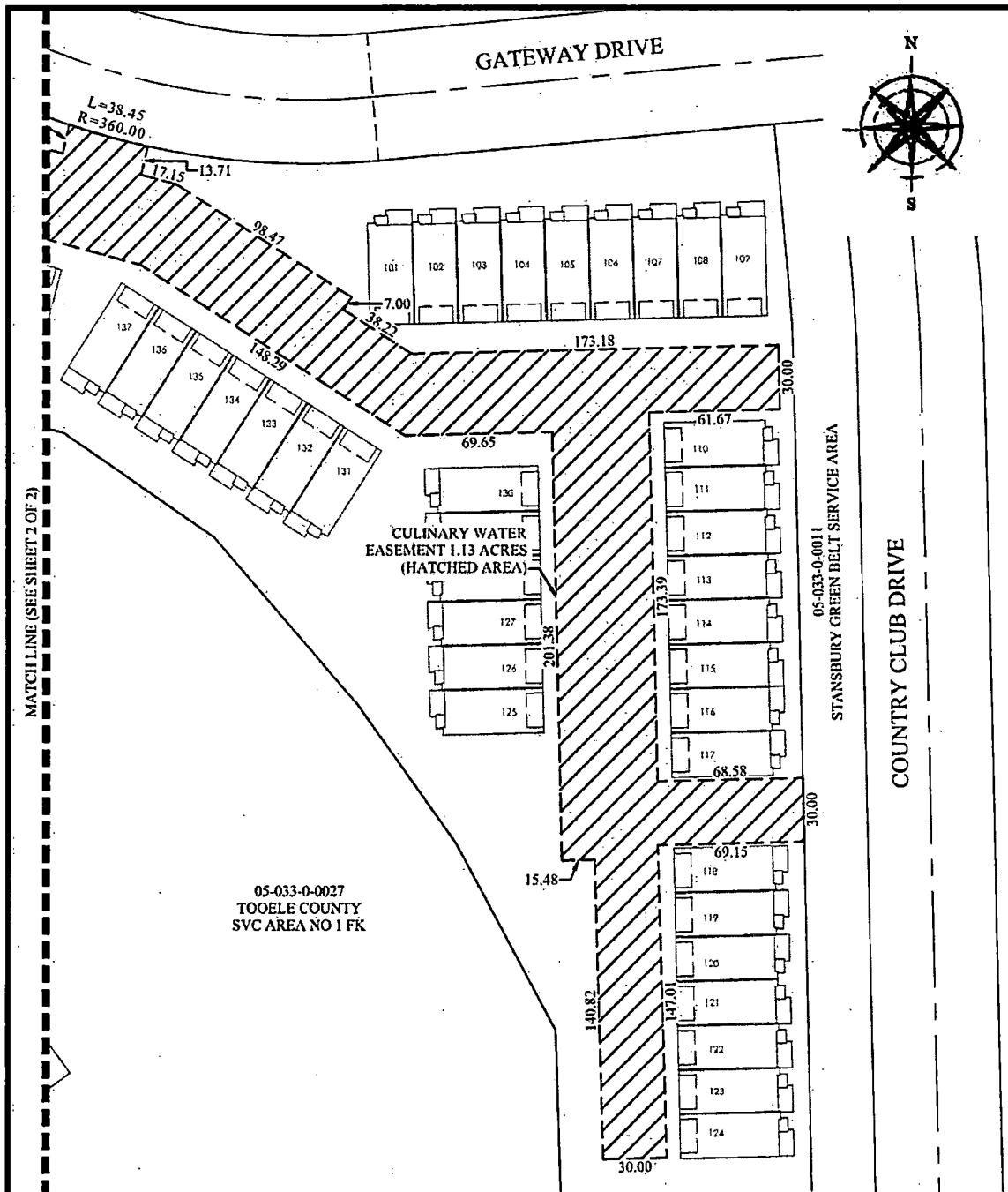
A portion of the SW1/4 of Section 15, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Utah, more particularly described as follows:

Beginning at a point located S89°57'10"W 837.31 feet along the Section line and South 3,300.26 feet from the North 1/4 Corner of Section 15, T2S, R4W, SLB&M; and running thence S01°20'45"E 30.00 feet; thence S88°38'49"W 69.15 feet; thence S01°44'07"E 147.01 feet; thence S88°39'15"W 30.00 feet; thence N01°44'07"W 140.82 feet; thence S88°39'15"W 15.48 feet; thence N01°20'45"W 201.38 feet; thence S88°39'15"W 69.65 feet; thence N57°23'26"W 148.29 feet; thence N74°51'52"W 203.17 feet; thence N62°24'43"W 186.67 feet; thence N59°09'58"W 72.49 feet; thence N30°50'02"E 26.44 feet; thence N77°37'46"E 11.05 feet; thence S59°09'58"E 55.80 feet; thence N61°29'24"E 130.91 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 360.00 feet (radius bears: N61°27'59"E) a distance of 30.04 feet through a central angle of 04°46'49" Chord: S30°55'25"E 30.03 feet; thence S61°29'24"W 63.12 feet; thence S27°35'17"W 32.65 feet; thence S62°24'43"E 12.12 feet; thence S27°56'07"W 12.36 feet; thence S62°24'43"E 69.24 feet; thence N27°39'17"E 11.00 feet; thence S62°24'43"E 44.18 feet; thence S74°51'52"E 149.42 feet; thence N13°20'32"E 13.83 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 360.00 feet (radius bears: N18°21'52"E) a distance of 38.45 feet through a central angle of 06°07'10" Chord: S74°41'43"E 38.43 feet; thence S13°20'32"W 13.71 feet; thence S74°51'52"E 17.15 feet; thence S57°23'26"E 98.47 feet; thence S32°36'34"W 7.00 feet; thence S57°23'26"E 38.22 feet; thence N88°39'15"E 173.18 feet; thence S01°20'45"E 30.00 feet; thence S88°39'15"W 61.67 feet; thence S01°20'45"E 173.39 feet; thence N88°39'00"E 68.58 feet to the point of beginning.

Contains: 1.13 acres+/-

Parcel # 05-033-0036

**EXHIBIT "B"**

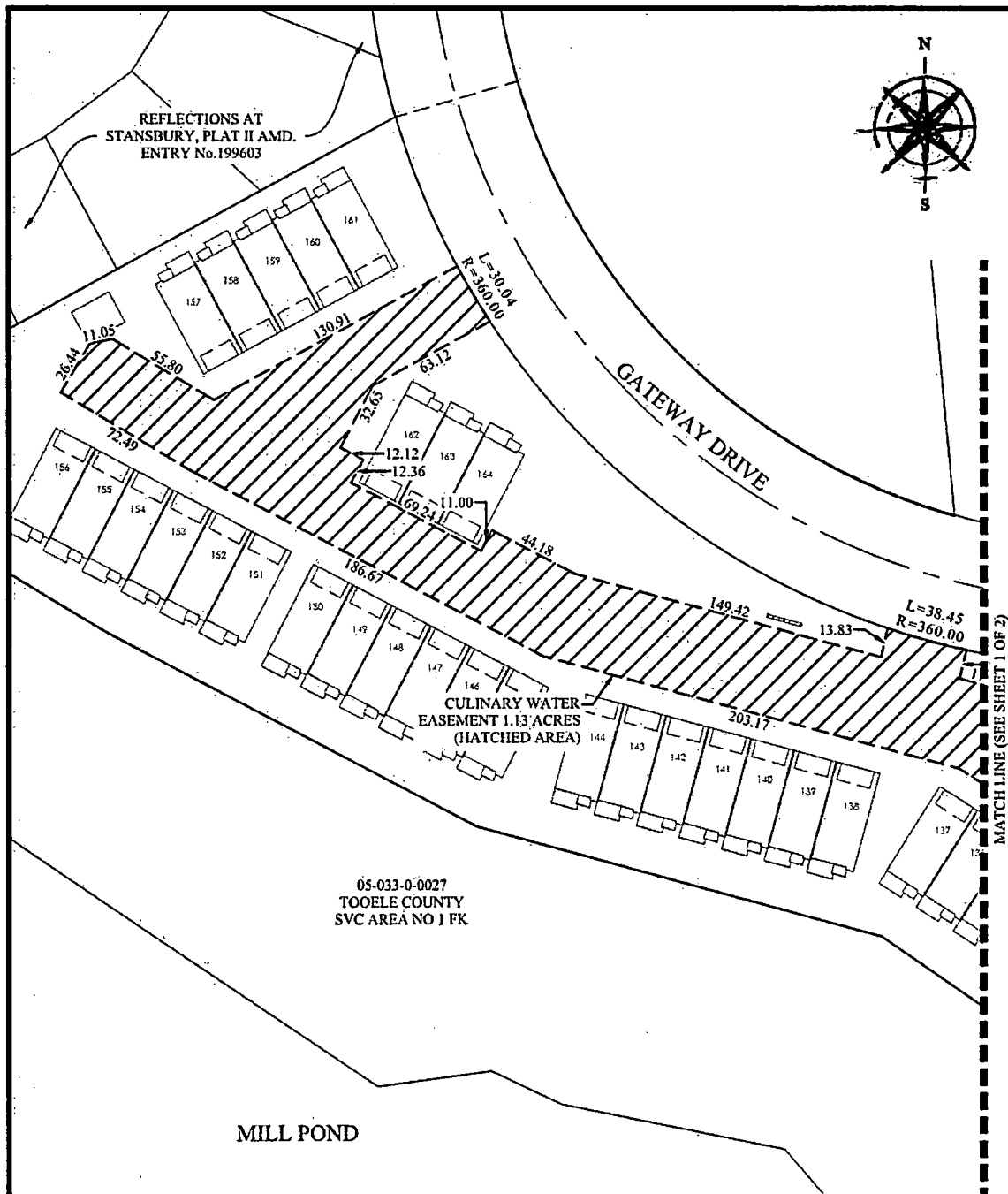


**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6249 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusintl.com

**THE PARK TOWNHOMES  
CULINARY WATER EASEMENT**

Scale	N.T.S.
Drawn	BCD
Tab	18-364
<b>EXHIBIT B</b>	
1 OF 2	

**EXHIBIT "B" (CONT.)**



**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE SUITE 200  
 MIDVALE, UTAH 84047 TEL: (801) 352-0075  
 www.focusnmh.com

**THE PARK TOWNHOMES  
 CULINARY WATER EASEMENT**

Scale:	N.T.S.
Drawn:	BCD
Lot:	18-364
Sheet:	EXHIBIT B 2 OF 2