

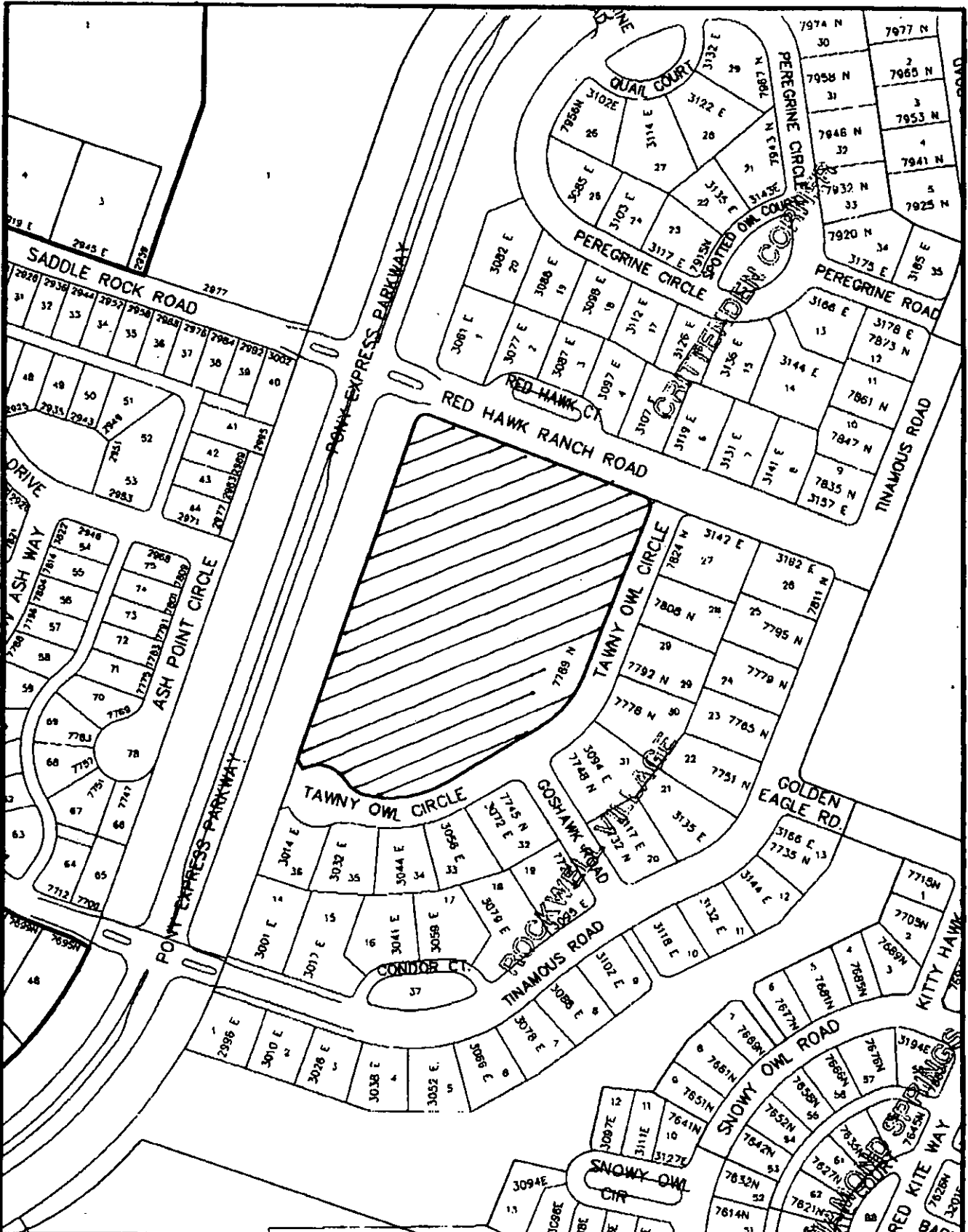
**DEED OF EASEMENT
FOR CONSTRUCTION, OPERATION, MAINTENANCE AND
REPLACEMENT OF MUNICIPAL UTILITY FACILITIES**

[*CHARTER SCHOOL WHOLESALER
SERVICE & SUPPLY, LC*], Grantor, does hereby convey and warrant to Eagle Mountain City, a municipal corporation of the state of Utah, (the City) Grantee, of Utah County, Utah, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and right-of-way for the purpose of constructing, operating, maintaining and replacing one or more of the following described utilities: underground sewer lines, water lines, power lines, telephone, television and communication system lines and optical fibers and natural gas pipelines within the area of the easement granted herein for the use of the City as necessary and as may be permitted by the City in the exclusive discretion of the City, over, across, through and under the premises of the Grantor situated in Utah County, Utah which are more specifically described on Exhibit 1 to this easement.

Also granting to the City a perpetual right of ingress and egress to, from and along said right-of-way and with the right to operate, maintain, repair, replace, augment and/or remove the facilities in the easement as deemed necessary by the City for the operation of the facilities in the easement. The Grantor covenants to the City that it will not construct or erect or allow or cause to be constructed or erected any permanent structure of any kind which may or could interfere with the use by the City of the facilities in the easement granted herein. The Grantor agrees that the City may enter on the premises subject to this easement and remove all improvements which may interfere with the use of the easement by the City. The Grantor specifically waives and releases the City from any and all liability and claims for the removal of plants, trees and other improvements by the City under the provisions of this easement


THE RANCHES ACADEMY PROPERTY DESCRIPTION

Beginning at a point which is North $89^{\circ}18'39''$ West 347.61 feet and South 906.34 feet from the Northwest Corner of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet (central angle = 90°), the chord of which bears South $23^{\circ}48'54''$ East 21.21 feet; thence South $21^{\circ}11'06''$ West 285.14 feet; thence along the arc of a 175.00 foot radius curve to the right 114.88 feet (central angle = $37^{\circ}36'40''$), the chord of which bears South $39^{\circ}59'26''$ West 112.83 feet; thence South $58^{\circ}47'46''$ West 166.92 feet; thence along the arc of a 175.00 foot radius curve to the right 128.42 feet (central angle = $42^{\circ}02'46''$), the chord of which bears South $79^{\circ}49'09''$ West 125.56 feet; thence along the arc of a 50.00 foot radius curve to the right 42.08 feet (central angle = $48^{\circ}13'11''$), the chord of which bears North $55^{\circ}02'52''$ West 40.85 feet; thence along the arc of a 50.00 foot radius curve to the left 76.84 feet (central angle = $88^{\circ}03'17''$), the chord of which bears North $74^{\circ}57'55''$ West 69.50 feet; thence North $28^{\circ}59'34''$ West 17.64 feet; thence North $18^{\circ}40'20''$ East 575.85 feet; thence along the arc of a 15.00 foot radius curve to the right 24.22 feet (central angle = $92^{\circ}30'46''$), the chord of which bears North $64^{\circ}55'43''$ East 21.67 feet; thence South $68^{\circ}48'54''$ East 363.03 feet to the point of beginning.



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 GRAPHIC SCALE

 **Eagle Mountain
Utah**

**RANCHES ACADEMY
CHARTER SCHOOL**