

EASEMENT

THIS EASEMENT is made and entered into this 2nd day of December, 2008, by and between **SPRINGVILLE CITY**, with an address at 50 South Main Street, Springville, Utah 84663, hereinafter called the Grantor, and Condie Enterprises Inc., a Utah corporation, with an address at 325 North 900 West, Springville, Utah 84663, hereinafter referred to as Grantee:

WITNESSETH: That, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR hereby grants unto the GRANTEE, its successors and assigns, an easement, consisting of a strip approximately 36.00 feet wide for the purpose of installing, maintaining and inspecting a 48" irrigation drain pipe, other public utility facilities, storm water detention basins and landscaping, and for ingress and egress to GRANTEE's property. This easement is located in Springville City, Utah County, State of Utah, over and through a parcel of the GRANTOR's land, and more particularly described as follows:

Beginning at a point which is North 00°12' 31" West along the Section line 186.65 feet and West 712.67 feet from the East Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 10°02'28" West 1362.63 feet; thence North 89°43'24" East 36.53 feet; thence South 10°02'28" East 1342.85 feet to a point of curvature; thence along the arc of a 17.00 foot radius curve to the right 30.01 feet through a central angle of 101°08'54", the chord of which bears South 40°31'59" West 26.26 feet; thence North 88°53'34" West 16.02 feet to the point of beginning.
(Approx. 1.12 acres.)


TO HAVE AND TO HOLD the same unto the GRANTEE, its successors and assigns, until such time that the GRANTOR deems it necessary to widen the paved portion of 1650 West that is immediately east of the above described property. At such time that 1650 West Street is widened, this easement shall terminate.

The GRANTOR maintains the right of ingress and egress across the above described property for the maintenance of public utilities within the said property.

In the event that the GRANTOR widens 1650 West Street along the eastern side of this easement, causing the easement to become null and void, the GRANTEE will not be required to adjust its site plan to accommodate the landscaping or storm water detention basins that fall within this easement.

IN WITNESS WHEREOF, Grantor executes this Easement this 2nd day of December, 2008.

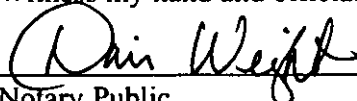
SPRINGVILLE CITY


GENE R. MANGUM
SPRINGVILLE CITY MAYOR

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 2nd day of December, 2008, personally appeared before me Gene R. Mangum, who being by me duly sworn did say, each for himself that he is the Mayor of Springville City, the Utah municipal corporation that executed forgoing instrument by authority of the Springville City Council.

Witness my hand and official seal, this the 2 day of December, 2008.


Notary Public
My Commission Expires:

