

CONVEYANCE OF EASEMENT

Spring Mountain LLC, owners of lots in Spring Mountain PUD Phase I and 2 lots 1 thru 66 in Springville, Utah County, Grantor does hereby grant and warrant, and dedicate to the public, a perpetual public utility easement and right-of-way of 10 feet in width the full length of the frontage of said lots where there is now recorded a 5 foot or 8 foot utility easement as recorded on the plat map of said Spring Mountain PUD Subdivision Phase I and 2. Said 10 foot utility easement shall be for the construction, operation, and maintenance of public utilities for culinary water, irrigation water, electrical power, natural gas and cable TV to serve said subdivision. The public utilities shall have the right to excavate and backfill trenches, pits and holes, to remove vegetation and structures as necessary, and to perform the necessary work of construction, maintenance, repair and replacement of equipment and facilities necessary as represented on the original construction drawings of said subdivision for the normal service and the use of said utilities.

WITNESS the hand of the Grantor this 22nd day of September, 1997
SPRING MOUNTAIN LLC

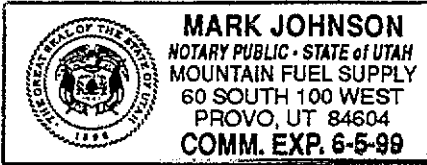
By: [Signature]
John Henrichsen Pres.

STATE OF UTAH

County of Utah

Spring Mtn. LLC
Permanent BLDG. & Dev

On this 22 day of September, 1997, personally appeared before me, John Henrichsen Who being duly sworn did acknowledge to me that he executed the above instrument, and for the above uses and purposes therein mentioned.



[Signature]
NOTARY PUBLIC

Residing at: 605 1006
My Commission Expires: 6-5-99

SEAL: