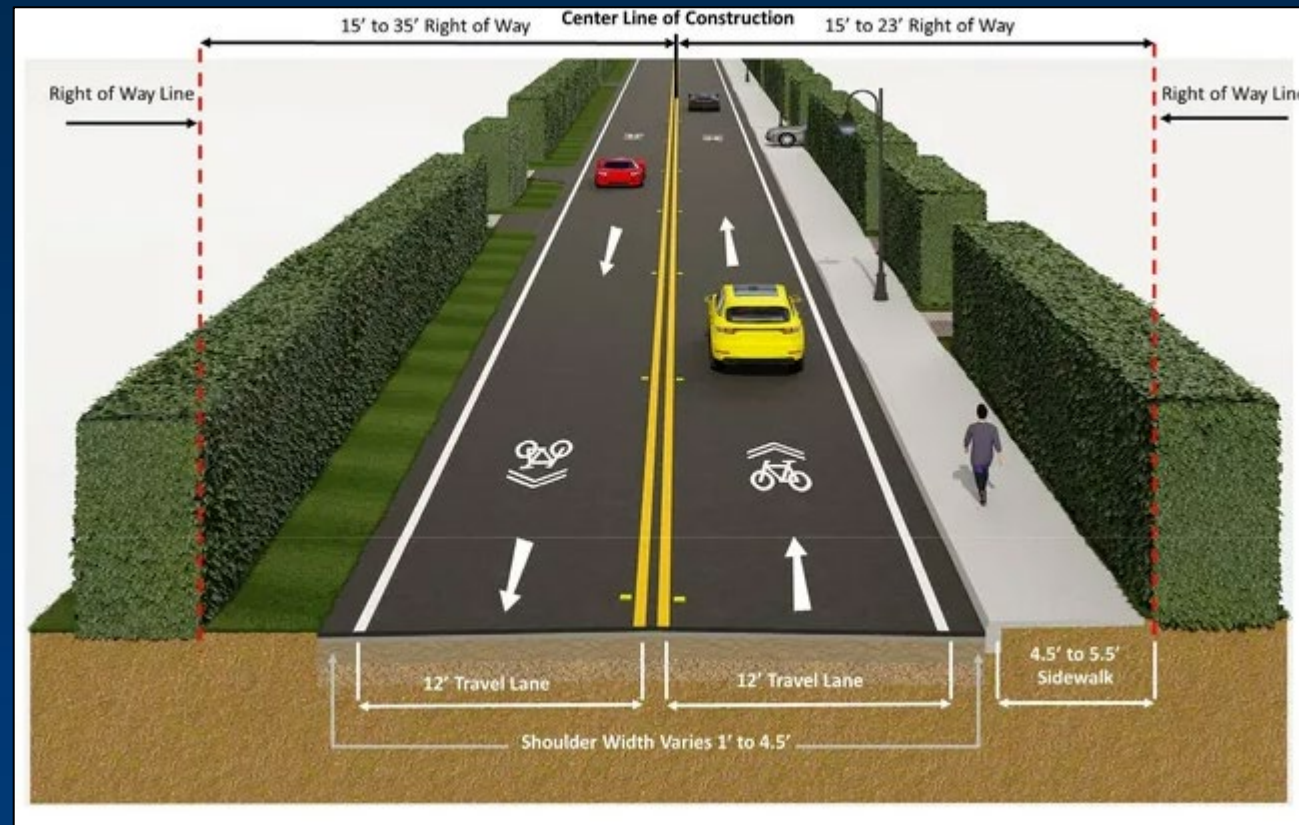


RIGHT-OF-WAY DEFINITION

- The right to build and operate a railroad line, road, or utility on land belonging to another.

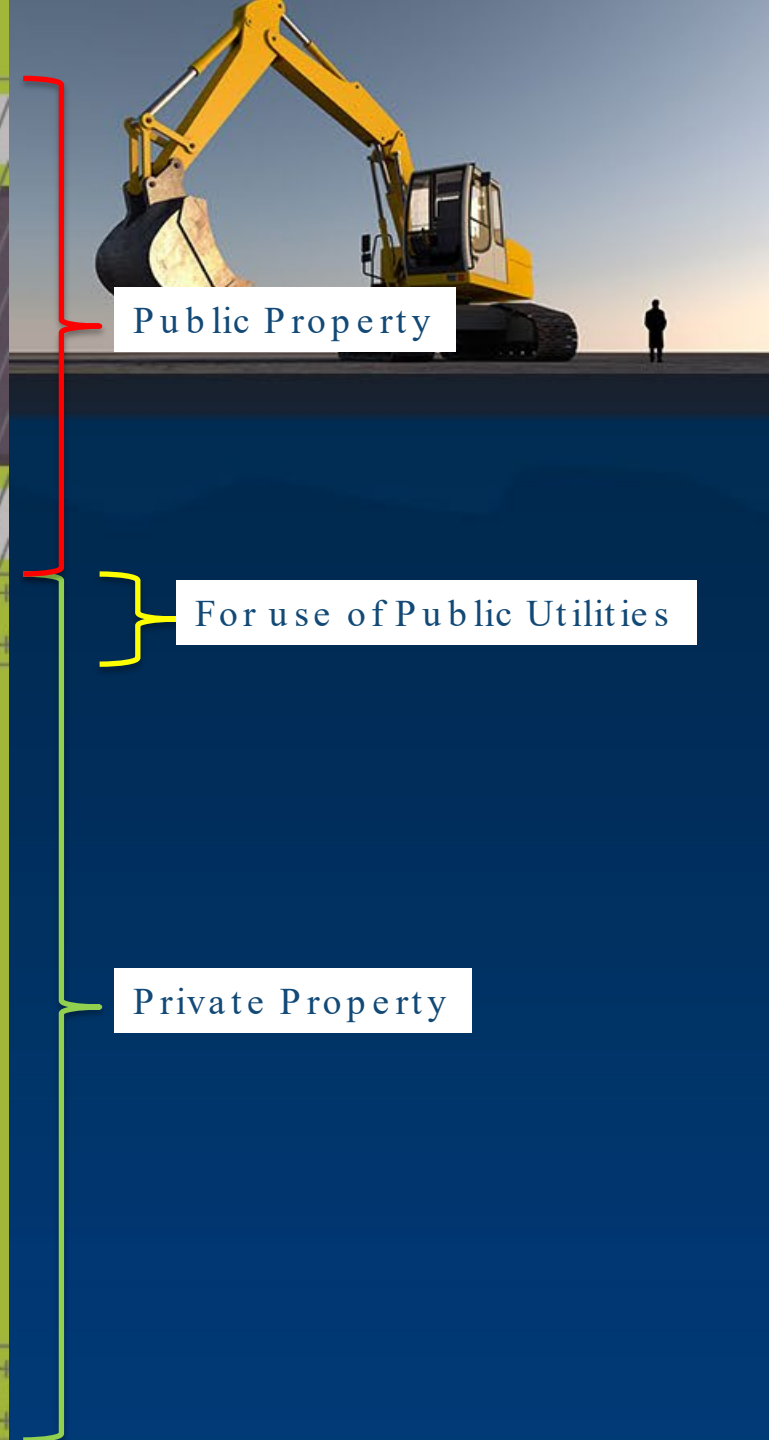
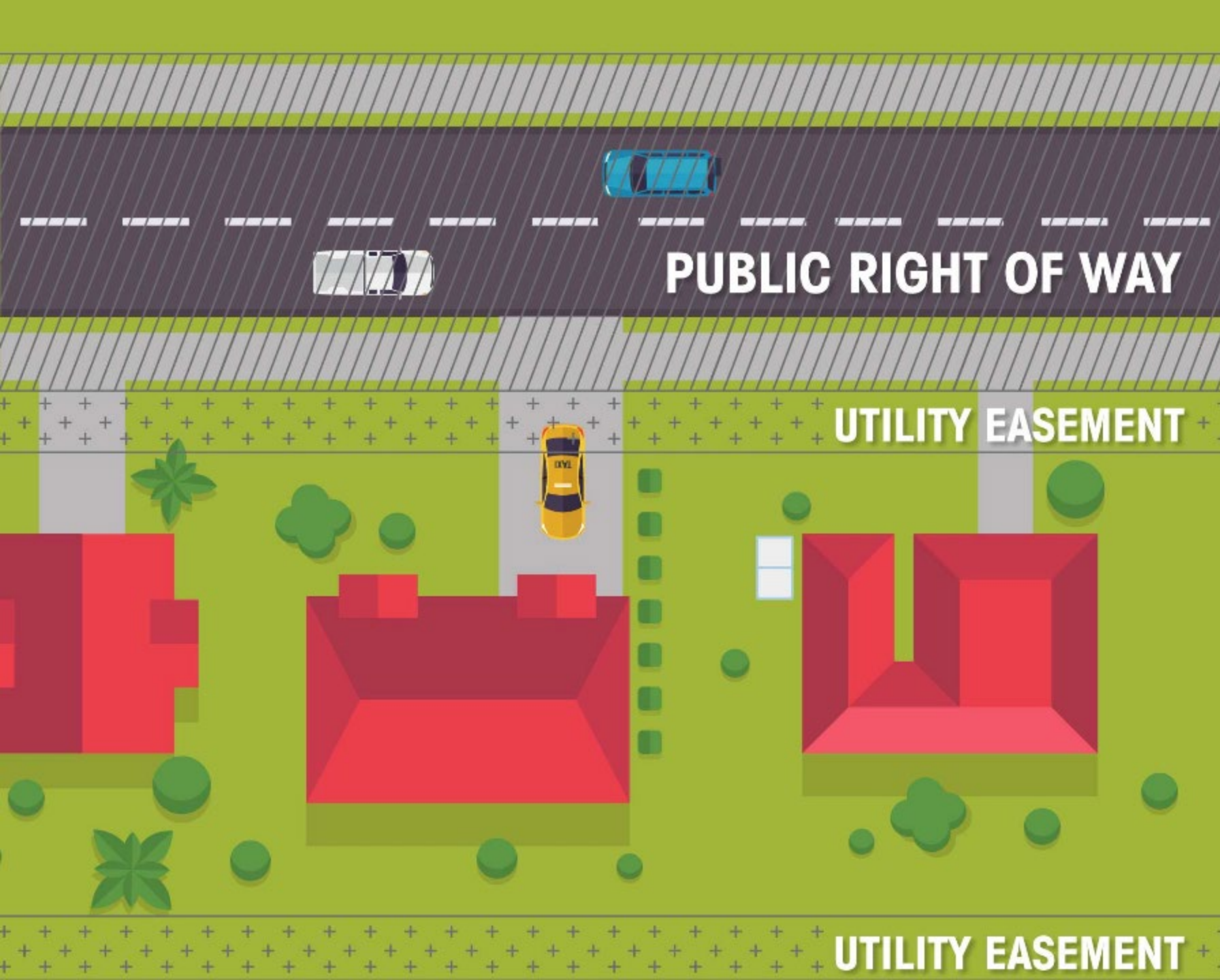
- Rights-of-way allow non-property owners access these common areas for transportation and other community purposes.
- No individual property owner has exclusive rights to a right-of-way.



PUBLIC UTILITY EASEMENT DEFINITION

- A right to cross or otherwise use someone else's land for a specified purpose.
- The deed of the land remains with the property owner, but another person or organization is granted the right to use part of that land for a distinct purpose, such as to gain access to utilities in the right-of-way for installation or repair.





WHAT IS A PUBLIC UTILITY?



- Public utility broadly includes entities like railroad, gas, electrical, telephone, water, and heat corporations and independent energy producers. These entities are classified as public utilities when providing services or commodities to the general public.

Industries That Public Utility Commissions Regulate



Electricity



Natural Gas



Transportation



Water and Wastewater



Telecommunications

ElectricityRates.com

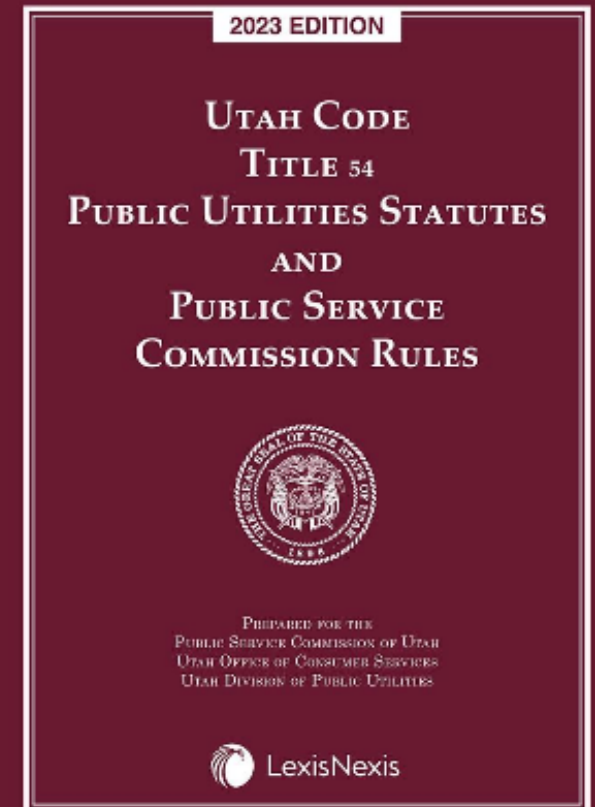


PUBLIC UTILITY EASEMENT REGULATIONS



Utah Code Title 54 regulates public utilities.

- Defines terms and outlines rights for public utility easements
- Covers installation, maintenance, and property owner responsibilities
- Emphasizes non-exclusivity, subdivision approval, and protections against adverse acquisition
- Ensures compliance with state laws
- Clarifies condemnation rights



PUBLIC UTILITY COMPANIES REQUIREMENTS

Utah Code 54 Chapter 3 Section 27

Utility Company's Requirements:

- Utilities must restore or repair at their expense any low-level improvements (e.g., landscaping, sprinklers, gravel, flat concrete) damaged by easement activities.

Owner's Risk:

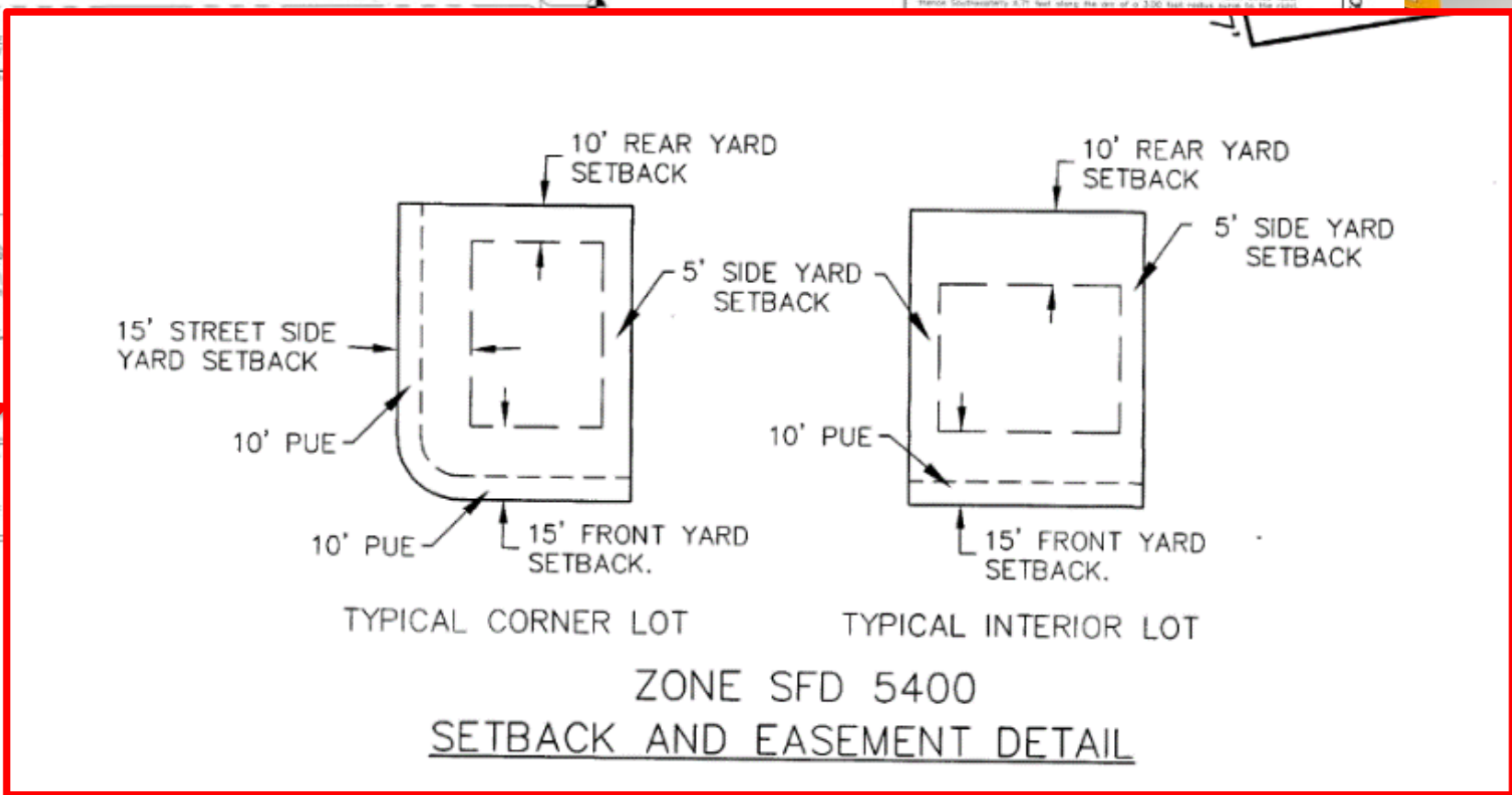
- If a property owner installs improvements that interfere with utility easement rights, they assume responsibility for any loss or damage due to utility activities.



С.П.Т.В.Р.2.Е.Т.М.095-

FOUND BRASS CAP 1989
NORTH QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASIN AND MUDRIAN

Thence Northerly 092°15' East 96.20 feet; thence Northeasterly 47° East during the arc of a 3.55 foot radius curve to the right, through a central angle of 89°50'00"; the chord of which bears South 44°23'06" East 4.24 feet; thence North 32°21'50" East 164.10 feet; thence Southeasterly 48°23' East along the arc of a 602.50 foot radius curve to the right, through a central angle of 0°17'55", the chord of which bears South 68°02'24" East 460.87 feet; thence South 32°28'14" East 228.28 feet; thence Southerly 47° West along the arc of a 3.55 foot radius curve to the right, through a central angle of 90°00'00"; the chord of which bears North 44°23'06" West 4.24 feet; thence South 32°28'14" East 58.50 feet; thence Southeasterly 48°23' East along the arc of a 602.50 foot radius curve to the right, through a central angle of 0°17'55", the chord of which bears South 68°02'24" East 460.87 feet.

[illegible]

DATE	TIME	FAVOR	OPINION	FAVOR	OPINION	SCORE	REMARK
01	4:32	50	50/50/50	50	4:25	50/50/50	
02	4:31	50	50/50/50	50	4:30	50/50/50	
03	4:33	50	50/50/50	50	4:30	50/50/50	
04	4:31	50	50/50/50	50	4:25	50/50/50	
05	4:31	50	50/50/50	50	4:25	50/50/50	
06	4:32	50	50/50/50	50	4:25	50/50/50	
07	4:32	50	50/50/50	50	4:25	50/50/50	
08	4:32	50	50/50/50	50	4:25	50/50/50	
09	4:32	50	50/50/50	50	4:25	50/50/50	
10	4:32	50	50/50/50	50	4:25	50/50/50	
11	4:32	50	50/50/50	50	4:25	50/50/50	
12	4:32	50	50/50/50	50	4:25	50/50/50	
13	4:32	50	50/50/50	50	4:25	50/50/50	
14	4:32	50	50/50/50	50	4:25	50/50/50	
15	4:32	50	50/50/50	50	4:25	50/50/50	
16	4:32	50	50/50/50	50	4:25	50/50/50	
17	4:32	50	50/50/50	50	4:25	50/50/50	
18	4:32	50	50/50/50	50	4:25	50/50/50	
19	4:32	50	50/50/50	50	4:25	50/50/50	
20	4:32	50	50/50/50	50	4:25	50/50/50	
21	4:32	50	50/50/50	50	4:25	50/50/50	
22	4:32	50	50/50/50	50	4:25	50/50/50	
23	4:32	50	50/50/50	50	4:25	50/50/50	
24	4:32	50	50/50/50	50	4:25	50/50/50	
25	4:32	50	50/50/50	50	4:25	50/50/50	
26	4:32	50	50/50/50	50	4:25	50/50/50	
27	4:32	50	50/50/50	50	4:25	50/50/50	
28	4:32	50	50/50/50	50	4:25	50/50/50	
29	4:32	50	50/50/50	50	4:25	50/50/50	
30	4:32	50	50/50/50	50	4:25	50/50/50	
31	4:32	50	50/50/50	50	4:25	50/50/50	
32	4:32	50	50/50/50	50	4:25	50/50/50	
33	4:32	50	50/50/50	50	4:25	50/50/50	
34	4:32	50	50/50/50	50	4:25	50/50/50	
35	4:32	50	50/50/50	50	4:25	50/50/50	
36	4:32	50	50/50/50	50	4:25	50/50/50	
37	4:32	50	50/50/50	50	4:25	50/50/50	
38	4:32	50	50/50/50	50	4:25	50/50/50	
39	4:32	50	50/50/50	50	4:25	50/50/50	
40	4:32	50	50/50/50	50	4:25	50/50/50	
41	4:32	50	50/50/50	50	4:25	50/50/50	
42	4:32	50	50/50/50	50	4:25	50/50/50	
43	4:32	50	50/50/50	50	4:25	50/50/50	
44	4:32	50	50/50/50	50	4:25	50/50/50	
45	4:32	50	50/50/50	50	4:25	50/50/50	
46	4:32	50	50/50/50	50	4:25	50/50/50	
47	4:32	50	50/50/50	50	4:25	50/50/50	
48	4:32	50	50/50/50	50	4:25	50/50/50	
49	4:32	50	50/50/50	50	4:25	50/50/50	
50	4:32	50	50/50/50	50	4:25	50/50/50	

	DURF (Days)					
DATE	LEADS	PROBALS	DEALS	WON/LOST	CHRGD	CHRGD REASONS
02/04	77.86	450.50	123.74	38/89	31.67	141955/2474
02/05	78.89	452.20	934.09	35/54	75.80	146170/2474
02/06	78.11	455.50	934.09	38/16	75.80	146170/2474
02/07	75.70	455.04	935.27	37/19	75.28	146170/2474
02/08	65.54	455.09	739.78	30/32	80.00	146170/2474
02/09	40.17	248.00	730.05	22/12	44.14	142714/2474
02/10	56.57	248.00	248.00	20/08	74.45	146170/2474
02/11	60.14	248.00	954.09	20/15	60.00	142714/2474
02/12	60.64	388.07	935.00	30/45	60.00	146170/2474
03/01	61.04	248.00	1010.70	30/03	65.00	146170/2474
03/04	60.88	248.00	1010.70	30/03	65.00	146170/2474
03/05	42.17	248.00	878.34	21/13	42.14	146170/2474
03/06	82.79	248.00	878.34	28/47	52.72	146170/2474
03/07	83.12	243.00	878.34	41/84	60.00	146170/2474
03/08	88.04	243.00	1127.58	44/80	88.00	146170/2474
03/09	86.14	292.00	1554.11	43/39	85.60	146170/2474
03/10	18.00	292.00	2194.47	47/16	18.00	205722/4574
03/11	21.00	558.00	934.09	10/04	20.00	146170/2474
04/02	83.00	18.00	8339.14	25/58	83.00	146170/2474
04/03	83.57	58.00	146170.11	33/27	83.54	132645/4574
04/04	45.12	58.00	4434.96	23/17	45.30	146170/2474
04/05	50.00	58.00	8888.25	20/32	50.00	137744/4574
04/06	60.72	58.00	8888.25	32/47	51.00	146170/2474

NOTES:

1. THIS AREA HAS HISTORICALLY HAD A HIGH WATER TABLE, AND THE TOWN OF VINELAND WILL HAVE NO LIABILITY FOR ANY DAMAGE DUE TO THE HIGH WATER TABLE. A LAND DRAINAGE DISTRICT WILL BE REQUIRED AND MAINTAINED BY THE PROPERTY OWNER.
2. PROPERTY OWNERS SHOULD BE AWARE THAT THIS AREA IS LOCATED IN THE VICINITY OF RAILROAD SYSTEM.
3. ALL RIGHTS TO BE DEEDED TO THE TOWN OF VINELAND, 1/4 ACRES.
4. DEVELOPER SHALL EXCEPT FROM ANY PUBLIC UTILITY EXISTING THEREON, THEREIN, AND BELONGING TO ITSELF AND ITS DESCENDANTS, THE RIGHT TO DESIGN, ENGINEER, CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE, REWIRE AND MANAGE.

15268 SHEET 1 of 2

DEVELOPER: FLOORSHP HOME
170 SOUTH HIGHRISE PLAZA, SUITE 250
DEN, CO 80202 303-733-4442

TRANE ENGINEERING, P.A.
CONTACT TWO ENGINEERS AND A LEAD SUPERVISOR
AT EAST MAIN LINE (UTAH) 800-221-7664

WATERS EDGE

A RESIDENTIAL SUBDIVISION
SHEET 1 OF 2

WILSON, LISA JOYCE, GM

OFF-COUNTY BUREAU NO.	CLARK COUNTY BUREAU NO.
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SAYOR, ADONIS:

PLANNING CONNECTION

UNIVERSITY ENGINEER

VINEYARD ATTORNEY

APPROVED BY THE JUDGE ON THE
 11 DAY OF Oct 2016
[Signature]

APPROVED BY PLANNING COMMISSION ON THE
 DAY OF Oct 2018
Ch: 14
 PLANNING COMMISSION

APPROVED
BY THE ENGINEER ON
DATE Oct 10 2016
AND SIGNED
[Signature]

PREPARED BY UNEMPLOYED ATTORNEY (DATE)
 PREPARED BY Pat 2014
Pat
 PREPARED BY