

When Recorded, Please return to:  
Saddleback Pastures, L.C.  
Attention: Christopher F. Robinson  
P.O. Box 540478  
North Salt Lake, Utah 84054

## GRANT OF EASEMENT

Portions of Tooele County Tax Parcel Nos. 04-070-0-0092, 04-070-0-0009, and 04-070-0-0091

THIS GRANT OF EASEMENT ("GRANT OF EASEMENT") is executed this 14<sup>th</sup> day of October, 2021, by UINTAH LAND COMPANY, L.C., a Utah limited liability company; BEAVER CREEK INVESTMENTS, a Utah general partnership, formerly known as BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company; ARIMO CORPORATION, an Idaho corporation qualified to do business within the State of Utah; and SKULL VALLEY COMPANY, LTD., a Utah limited partnership (collectively, the "Grantors"), whose address is 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, bargains, conveys and warrants to LAKE POINT IMPROVEMENT DISTRICT, a non-exclusive Sewer Main easement (the "Easement"), solely for the purpose of constructing, operating, maintaining, cleaning, and repairing the sewer main piping on, over, under, and across certain real property owned by Grantors, located in Tooele County, State of Utah and legally described in Exhibit "A" attached hereto and as graphically depicted on Exhibit "B" attached hereto.

The easements and improvements associated with the easement shall remain in effect and functional until such time that the property over the easement is developed and platted. Upon the platting of the land, the easements within the platted parcels will be terminated.

Notwithstanding anything in this Grant of Easement to the contrary, nothing herein shall prohibit the Grantors from using the Easement or any other real property owned by Grantors adjacent thereto, for any lawful purpose, including, but not limited to any development thereon, so long as such use is not incompatible or inconsistent with the quiet enjoyment of the rights and easements granted herein.

This Grant of Easement shall be deemed to run with the real properties described on Exhibit "A" and as depicted on Exhibit "B" attached hereto, and shall be binding upon and inure to the benefit of the successors and assigns of Grantors.

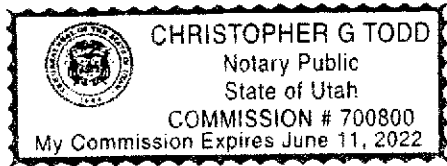


STATE OF UTAH )

:SS

County of DAVIS )

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of October, 2021, by Christopher F. Robinson, as President of ARIMO CORPORATION, an Idaho corporation.



Christopher G. Todd  
NOTARY PUBLIC  
Residing At: DAVIS COUNTY, UTAH

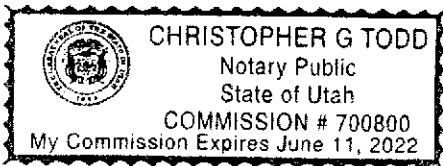
My Commission Expires:  
6-11-22

STATE OF UTAH )

:SS

County of DAVIS )

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of October, 2021, by Christopher F. Robinson, as Manager of Robinson SVCGP, L.C, a Utah limited liability company as General Partner of SKULL VALLEY COMPANY, LTD.



Christopher G. Todd  
NOTARY PUBLIC  
Residing At: DAVIS COUNTY, UTAH

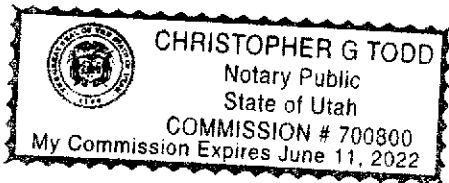
My Commission Expires:  
6-11-22

STATE OF UTAH )

:SS

County of DAVIS )

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of October, 2021, by Paul L. Freed, as Manager of Freed SVCGP, L.C, a Utah limited liability company as General Partner of SKULL VALLEY COMPANY, LTD.



Christopher G. Todd  
NOTARY PUBLIC  
Residing At: DAVIS COUNTY, UTAH

My Commission Expires:  
6-11-22

**EXHIBIT "A"**

**TO**

**GRANT OF EASEMENT**

**LEGAL DESCRIPTION OF EASEMENT**

Beginning at a point lying South 00°16'05" West along the section line 699.51 feet and South 89°59'25" West 387.99 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and the Southeast Corner of Section 35, T1S, R4W, SLB&M) and running thence South 00°48'35" West along said west line of said Plat 12 15.00 feet; thence South 89°59'25" West 588.51 feet to the east line of that certain property conveyed to Cary Edward Tratos in the office of the Tooele County Recorder as Entry No. 93664; thence North 00°14'19" East along said east line 15.00 feet; thence North 89°59'25" East 588.66 feet to the point of beginning.

Together with:

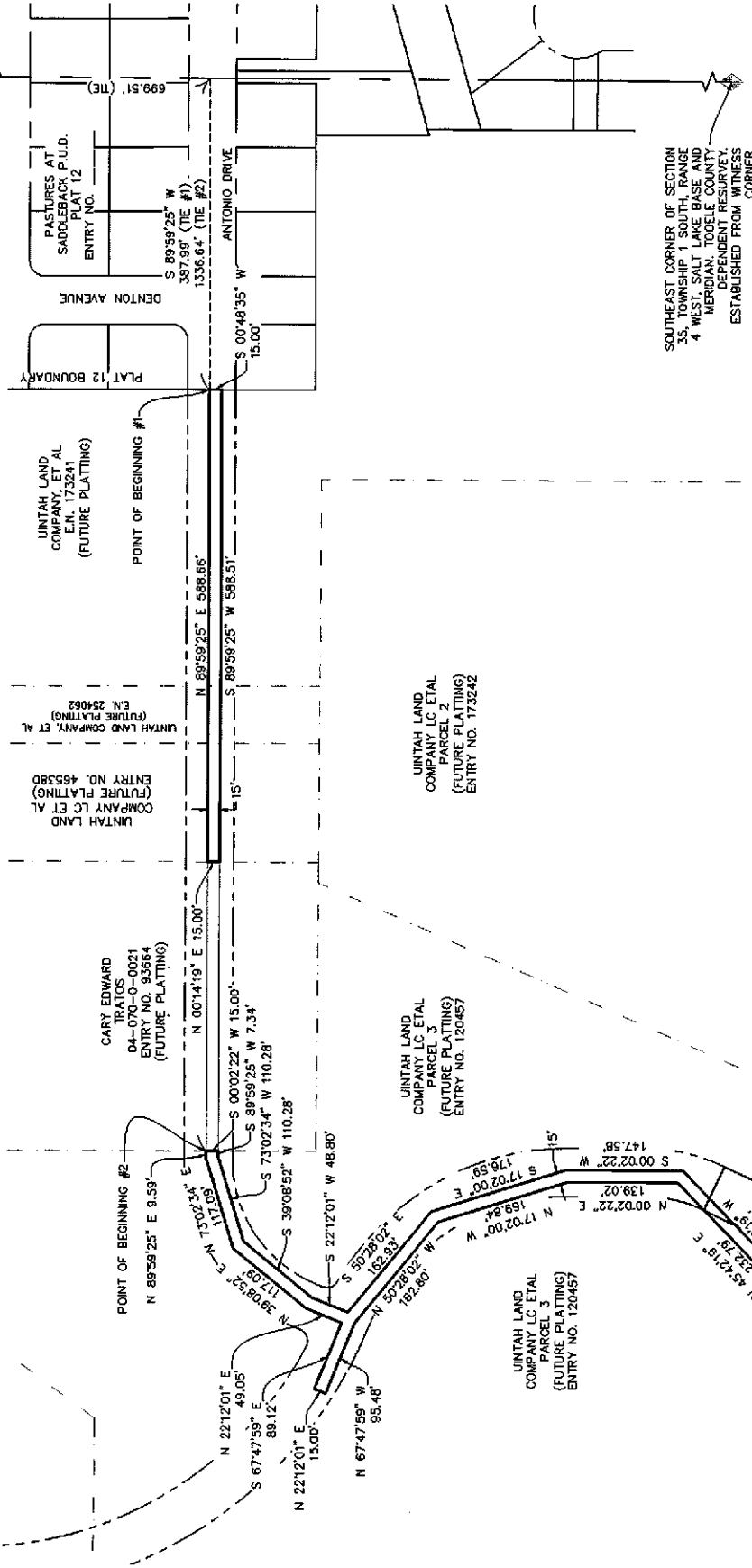
Beginning at a point on the west line of said Tratos property, said point lies South 00°16'05" West along the section line 699.51 feet and South 89°59'25" West 1,336.64 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian and running thence South 00°02'22" West 15.00 feet; thence South 89°59'25" West 7.34 feet; thence South 73°02'34" West 110.28 feet; thence South 39°08'52" West 110.28 feet; thence South 22°12'01" West 48.80 feet; thence South 50°28'02" East 162.93 feet; thence South 17°02'00" East 176.59 feet; thence South 00°02'22" West 147.58 feet; thence South 45°42'19" West 239.11 feet; thence North 44°17'41" West 5.30 feet to the north right-of-way line of Saddleback Boulevard as dedicated by Pastures at Saddleback P.U.D. Plat 9 as recorded in said office as Entry No. 490115; thence North 44°17'41" West 9.70 feet; thence North 45°42'19" East 232.79 feet; thence North 00°02'22" East 139.02 feet; thence North 17°02'00" West 169.84 feet; thence North 50°28'02" West 162.80 feet; thence North 67°47'59" West 95.48; thence North 22°12'01" East 15.00 feet; thence South 67°47'59" East 89.12 feet; thence North 22°12'01" East 49.05 feet; thence North 39°08'52" East 117.09 feet; thence North 73°02'34" East 117.09 feet; thence North 89°59'25" East 9.59 feet to the point of beginning.

Containing 25,321 Square feet or 0.581 Acres

Portions of Tooele County Tax Parcel Nos. 04-070-0-0092, 04-070-0-0009, and 04-070-0-0091

**EXHIBIT "B"**  
**TO**  
**GRANT OF EASEMENT**  
**GRAPHIC DEPICTION OF EASEMENT**  
**[SEE ATTACHED]**

EAST QUARTER CORNER SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN FOUND TOELE COUNTY DEPENDENT RESURVEY MONUMENT (BRASS MONUMENT STAMPED 1983)



SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, TOELE COUNTY, UTAH, ESTABLISHED FROM WITNESS CORNER.

**SADDLEBACK PASTURES, L.C.**

**PASTURES AT SADDLEBACK**

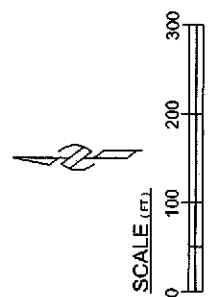
**PLAT 12 OFF-SITE SEWER EASEMENT**

**EXHIBIT "B"**

<b>B BINGHAM B</b> ENGINEERING	SPK	1
	Dwn: JUS	Dwn: JUS
	Cht: JRL	Cht: JRL
	Rev: JRL	Rev: JRL

SALT LAKE CITY - (801) 532-2620  
ODDEN - (801) 399-9662

Print Date: 08/09/2021    Credited: 07/07/21    Proj. # 5388  
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Rev.	By	Date	Remarks