



WHEN RECORDED, MAIL TO:
Brighton and North Point Irrigation Company
7145 So. Union Park Avenue
Midvale, UT 84047

Effecting Tax Parcel Nos: 15-27-480-012, 15-27-480-030

NOTICE OF EASEMENT

NOTICE IS HEREBY GIVEN that Brighton and North Point Irrigation Company, a Utah Corporation, is the holder of an easement (the "Easement") established in part pursuant Utah Code Annotated 57-13a-102 for the location and operation of an irrigation canal system known as the Brighton Canal ("the Canal").

Brighton owns a 55-foot wide right-of-way and easement for its Main Canal and maintenance roads crossing a portion of the properties represented by the Salt Lake County Tax Assessor parcel numbers listed above, the centerline of which is described on Exhibit 'A' and approximately as shown on Exhibit Map 'B' attached hereto, and as further identified in that certain Resolution dated Feb.27, 1981 in Book 5227 at Page 1403 as Entry Number 3546750. This easement was created, in part, by that certain Proclamation dated August 25, 1919 of the Salt Lake County Commission, recorded in Book 3K Liens and Leases, Page 133-136 of the official records of the Salt Lake County Recorder.

This notice is recorded pursuant to Utah Code Annotated 57-13a-103. The Easement is held by Brighton for the construction, use, operation, maintenance, repair, and replacement of its water system, including its canals, pipelines, ditch laterals, headgates, weirs, diversions, canal banks, maintenance and access roads, toe drain ditches, fences, gates and other related facilities. Also, Brighton has the right to operate and maintain the Canal in a manner consistent with Utah law, including Utah Code Annotated 73-1-8.

Pursuant to Utah Code Annotated 73-1-15, it is unlawful to encroach upon this Easement or to interfere with any of the water system located thereon. It is unlawful for any person or entity to place or maintain in place within the described easement any obstruction (i.e .debris, pavement, piping, landscape, shrubbery trees, plants, lawn, posts, vaults, structures, sheds, fencing and other improvements). Brighton shall have the right to remove (with no obligation to replace), such obstructions from within the described Easement.

This Notice does not alter the historic rights and interests of Brighton regarding its water rights, water facilities, its other assets, or its overall system of canals. This Notice is to provide record notice to the public of the location of the Easement, and Brighton's rights, privileges and interests in the Easement, in addition to all seepage easements, lateral and subjacent support easements, and other rights existing of record or from use. Any questions about this Notice shall be directed to Brighton at the address above.

Brighton and North Point Irrigation Company, a Utah Corporation

By Elliott F. Christensen
Elliott F. Christensen, President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 9th day of May 2022, personally appeared before me Elliott F. Christensen, as the President of Brighton and North Point Irrigation Company., a Utah Corporation, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

July 22, 2023

Mark David Winger
Notary Public
Residing at: 6060 S Fashion Blvd.
Murray, UT 84107

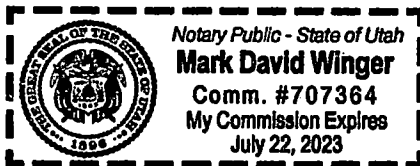


EXHIBIT A
[Legal Description of Easement]

DESCRIPTION of the easement and right-of-way for a portion of the Main Canal of the Brighton and North Point Canal system as follows:

A PORTION OF THE FIFTY-FIVE FOOT WIDE BRIGHTON-NORTH POINT CANAL EASEMENT AND RIGHT-OF-WAY:

Beginning at a point on a southerly line of the property conveyed to O Royal Solutions, LLC by Quit Claim Deed recorded 04/27/2020 as Entry Number 13254575, Book 10934 Page 800-806 of the Salt Lake County Recorder's Office, said point also being North 00°09'03" West 424.096 feet along the Section Line and WEST 214.848 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence WEST 65.152 feet along said southerly line; thence North 32°24'58" West 6.766 feet along a westerly line of a portion of the Brighton-North Point Canal, a fifty-five foot wide irrigation canal easement and right-of-way property described and depicted in a Resolution recorded March 24, 1981 as Entry Number 3546750, Book 5227 Page 1403-1414; thence North 09°43'21" West 353.174 feet along said westerly line to the southerly right-of-way line of 3300 South Street; thence Northeasterly 55.889 feet along last said right-of-way line, also being a non-tangent 1372.40 foot radius curve to the right (delta = 02°20'00", and chord bears North 70°03'55" East 55.885 feet); thence South 09°43'21" East 352.046 feet along an easterly line of said Brighton-North Point Canal; thence South 32°24'58" East 30.655 feet along last said easterly line to the point of beginning.

Containing 20,433 square feet or 0.46908 acre, more or less.

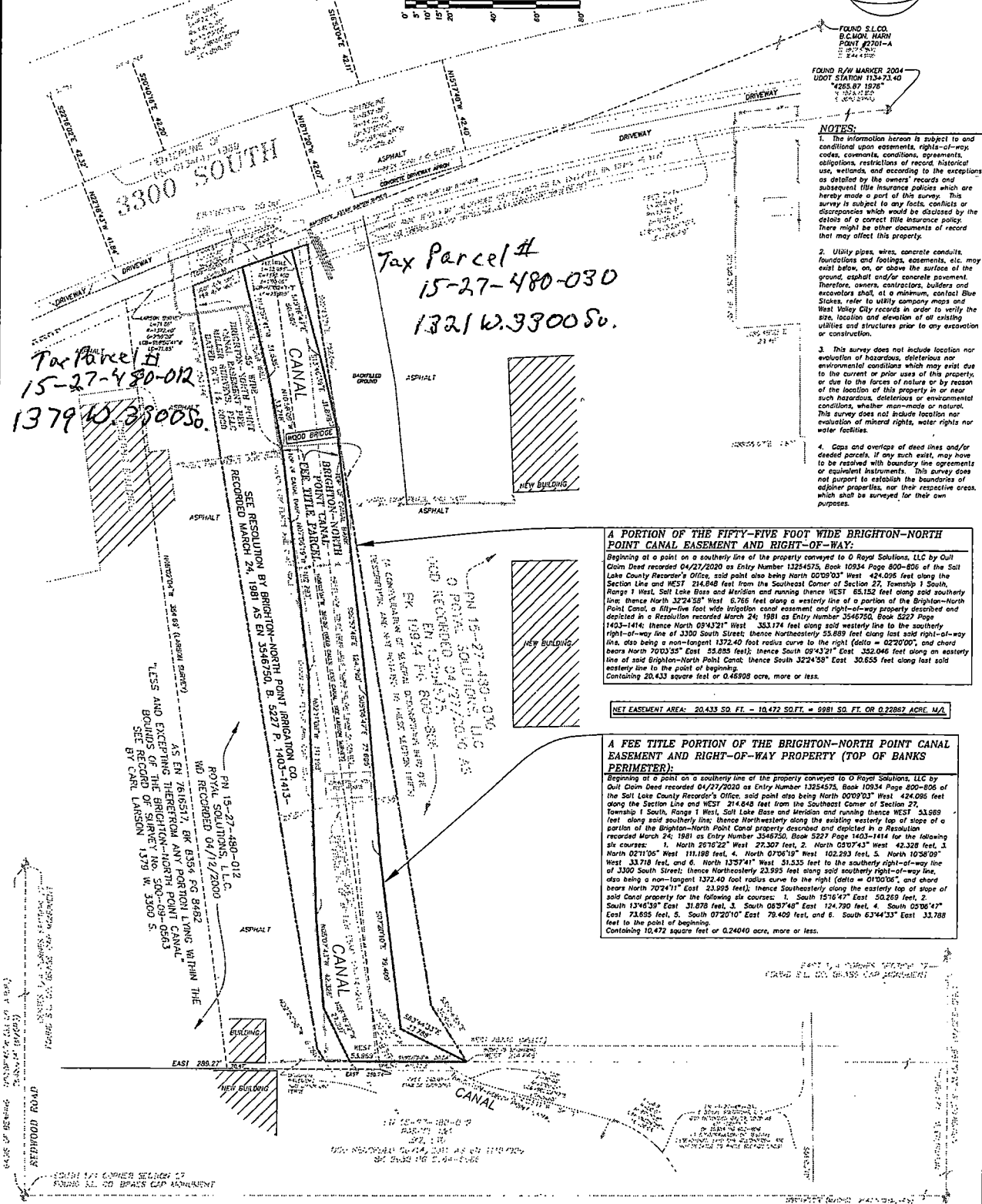
941-B&NP-CANAL-ESMT-AREA-2022-4-27.doc

NARRATIVE
The purpose of this survey is to measure and describe the position of certain existing fence lines, curb walls, and top of slope of CANAL banks representing the fee title portion of the Brighton-North Point Canal and to describe the boundary of the easement and right-of-way portion of said Canal ground and the fee title portion of the CANAL. The fee title portion of the CANAL is intended to reflect the CANAL property depicted on the current Salt Lake County Recorder's Tax Plat of this area. The basis of being of this survey is along the Quarter Section line as shown hereon and marked by Salt Lake County Surveyor's Office monuments on the ground. This project is in progress.
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SURVEYOR'S CERTIFICATE
I, Joseph Don Richardson, Professional Land Surveyor No. 4285 (152050), State of Utah, as President of RICHARDSON SURVEYING, INC., a Utah corporation, certify to the Brighton-North Point Irrigation Company that I have surveyed the following described properties according to the Company's declared occupation and possession as evidenced by existing fence lines, curb walls, top of slope of CANAL banks, and a description of the centerline of the Brighton-North Point Canal Easement and Right-of-way by Ailer Survey date October 14, 2009 for Royal Solutions LLC. I find these properties as shown hereon.

DRAFT COPY FOR REVIEW
SUBJECT TO REVISION

SCALE: 1"=20'



NOTES:
1. The information hereon is subject to and conditional upon easements, rights-of-way, codes, covenants, conditions, agreements, obligations, restrictions of record, historical use, well-ties and exceptions to the exceptions as detailed by the owners' records and subsequent title insurance policies which are hereby made a part of this survey. This survey is subject to any facts, conflicts or discrepancies which would be disclosed by the details of a correct title insurance policy. There might be other documents of record that may affect this property.
2. Utility pipes, wires, concrete conduits, foundations and footings, easements, etc. may exist below, on, or above the surface of the ground, asphalt and/or concrete pavement. Therefore, owners, contractors, builders and excavators shall, at a minimum, contact Blue Stakes, refer to utility company maps and West Valley City records in order to verify the size, location and elevation of existing utilities and structures prior to any excavation or construction.
3. This survey does not include location nor evaluation of hazardous, deleterious nor environmental conditions which may exist due to the current or prior uses of this property, or due to the forces of nature or by reason of the location of this property in or near such hazardous, deleterious or environmental conditions, whether man-made or natural. This survey does not include location nor evaluation of mineral rights, water rights nor water facilities.
4. Gaps and overlaps of deed lines and/or deeded parcels, if any such exist, may have to be resolved with boundary line agreements or equivalent instruments. This survey does not purport to establish the boundaries of adjoining properties, nor their respective areas, which shall be surveyed for their own purposes.

A PORTION OF THE FIFTY-FIVE FOOT WIDE BRIGHTON-NORTH POINT CANAL EASEMENT AND RIGHT-OF-WAY:
Beginning at a point on a southerly line of the property conveyed to O Royal Solutions, LLC by Gull Claim Deed recorded 04/27/2020 as Entry Number 1224575, Book 10254 Page 800-806 of the Salt Lake County Recorder's Office, said point also being North 00°03'03" West 424.025 feet along the Section Line and WEST 214.848 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence WEST 65.152 feet along said southerly line; thence North 32°24'58" West 6.765 feet along a westerly line to a portion of the Brighton-North Point Canal, a fifty-five foot wide irrigation canal easement and right-of-way property described and depicted in a Resolution recorded March 24, 1981 as Entry Number 3546750, Book 5227 Page 1402-1416; thence North 02°43'21" West 333.174 feet along said westerly line to the southerly right-of-way line of 3300 South Street; thence Northeasterly 53.889 feet along east said right-of-way line, also being a non-tangent 1372.40 foot radius curve to the right (delta = 02°20'00", and chord bears North 70°23'55" East 23.995 feet); thence South 03°12'47" East 332.046 feet along an easterly line of said Brighton-North Point Canal; thence South 32°24'58" East 30.655 feet along east said easterly line to the point of beginning.
Containing 20.433 square feet or 0.46928 acre, more or less.

NET EASEMENT AREA: 20.433 SQ. FT. = 10.472 SQ. FT. = .9981 SQ. FT. OR 0.22861 ACRE, MA.

A FEE TITLE PORTION OF THE BRIGHTON-NORTH POINT CANAL EASEMENT AND RIGHT-OF-WAY PROPERTY (TOP OF BANKS PERIMETER):
Beginning at a point on a southerly line of the property conveyed to O Royal Solutions, LLC by Gull Claim Deed recorded 04/27/2020 as Entry Number 1224575, Book 10254 Page 800-806 of the Salt Lake County Recorder's Office, said point also being North 00°03'03" West 424.025 feet along the Section Line and WEST 214.848 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence WEST 33.969 feet along said southerly line; thence Northwesterly along the existing westerly top of slope of a portion of the Brighton-North Point Canal property described and depicted in a Resolution recorded March 24, 1981 as Entry Number 3546750, Book 5227 Page 1402-1416 for the following six courses: 1. North 26°16'22" West 27.207 feet, 2. North 02°10'43" West 42.328 feet, 3. North 02°11'05" West 111.188 feet, 4. North 07°06'19" West 102.253 feet, 5. North 10°36'09" West 33.718 feet, and 6. North 12°37'41" West 31.235 feet to the southerly right-of-way line of 3300 South Street; thence Northwesterly 23.995 feet along said southerly right-of-way line, also being a non-tangent 1372.40 foot radius curve to the right (delta = 01°20'06", and chord bears North 70°24'11" East 23.995 feet); thence Southwesterly along the easterly top of slope of said Canal property for the following six courses: 1. South 12°16'47" East 52.269 feet, 2. South 13°46'39" East 31.878 feet, 3. South 05°37'48" East 124.790 feet, 4. South 02°06'47" East 73.895 feet, 5. South 07°20'10" East 79.409 feet, and 6. South 63°44'33" East 33.788 feet to the point of beginning.
Containing 10.472 square feet or 0.24040 acre, more or less.

REV. 1: 3 MAY 2022: ADD NOTE RE. RESOLUTION BY BRIGHTON & NORTH POINT IRRIG. CO.

RECORD OF SURVEY MAP BRIGHTON-NORTH POINT CANAL APPROX. 1377 WEST 3300 SOUTH WEST VALLEY CITY, UTAH	DRAWING No. 941-BRIGHTON-NORTH-POINT-1377W-3300S.dwg DATE: MAY 3, 2022	FOR: BRIGHTON AND NORTH POINT IRRIGATION COMPANY 7145 S. UTOY PARK AVE. MIDVALE UT 84047 (801) 566-3912	RICHARDSON SURVEYING, INC. 3448 SOUTH 100 WEST BOUNTIFUL, UTAH 84010 (801) 518-6572 email: rsurvey@gmail.com
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