

3

13334975
07/21/2020 10:49 AM \$40.00
Book - 10983 Pg - 1232-1234
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
BRIGHTON CANAL CO
7145 S UNION PARK AVE
MIDVALE UT 84047
BY: DSA, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:
Brighton Canal Company
7145 So. Union Park Avenue
Midvale, Utah 84047

Tax Parcel Nos.: 07-35-100-02

NOTICE OF EASEMENT

NOTICE IS HEREBY GIVEN that Brighton Canal Company, LLC, a Utah Limited Liability Company, doing business as Brighton Canal Company ('Brighton'), successor in interest of 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"). The existing canal, maintenance road, and related easements are described and depicted on the attached legal description and map, annexed hereto as Exhibit 'A' and 'B'. This notice is recorded pursuant to Utah Code Annotated 57-13a-103.

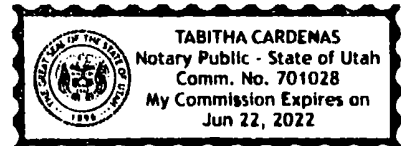
This Easement is held by Brighton for the construction, use, operation, maintenance, repair, and replacement of its canals, ditch laterals, headgates, weirs, diversions, canal banks, maintenance and access roads, toe drain ditches, pipelines, fences, gates and other related facilities. In addition, Brighton 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 (such as debris, pavement, landscaping, shrubbery trees, plants, lawn, posts, poles, vaults, structures, sheds, fencing and other facilities). Brighton shall have the right to remove(with no obligation to replace), such obstructions from within the described Easement.

This Notice is to provide record notice to the public of (1) the location of the Easement, and (2) Brighton's rights, privileges and interests in the Easement, in addition to any other 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 CANAL COMPANY, LLC

By: Elliott F. Christensen
Elliott F. Christensen, Member/Manager



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

On the 17th day of July 2020, personally appeared before me, Elliott F. Christensen, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:
06/22/22

Tabitha Cardenas
Notary Public
Residing at: Salt Lake

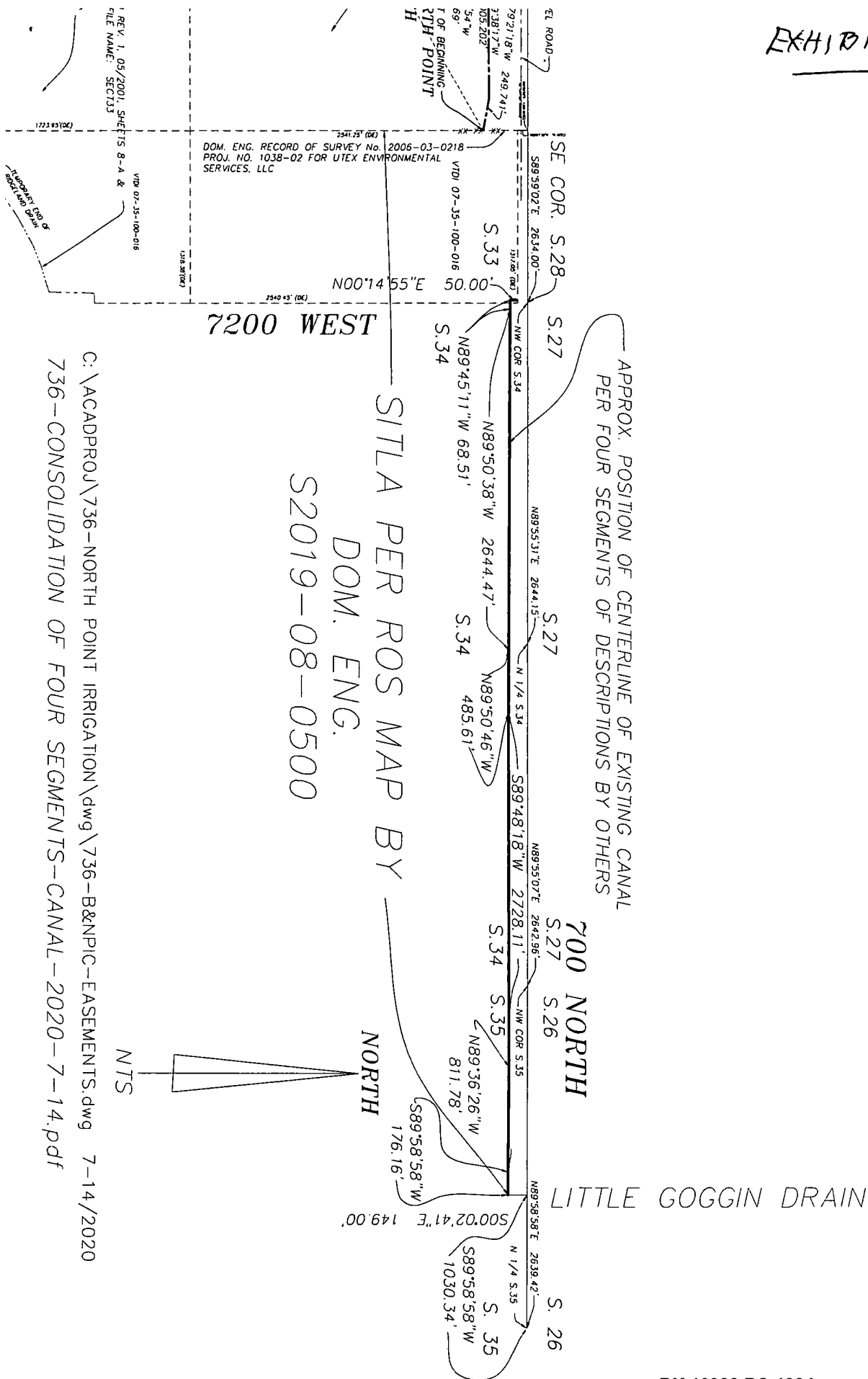
EXHIBIT 'A'

A 60 foot wide canal easement the centerline of which is described as follows:

Beginning at a point on the west line of Bonneville Center Plat B, said point also being South 89°58'58" West 1030.34 feet and South 00°02'41" East 149.00 feet from the North Quarter Corner of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence along the centerline of the Brighton and North Point Irrigation Company Canal (an existing sixty foot wide canal) for the following seven courses:

1. South 89°58'58" West per Dominion Engineering record of survey map no. S2006-03-0218 for a distance of 176.16 feet per Psomas project no. 8H0E010300 dated 0409-2020; thence
2. North 89°36'26" West 811.78 feet per Right-of-Way and Easement Agreement recorded 07/17/96 as EN 6407862; thence
3. South 89°48'18" West 2728.11 feet per Right-of-Way and Easement Agreement recorded 07/17/96 as EN 6407862 to the easterly line of the property described on the warranty deed recorded March 1, 2018 as Entry Number 12725786 of the Salt Lake County Recorder's Office; thence
4. North 89°50'46" West 485.61 feet; thence
5. North 89°50'38" West 2644.47 feet; thence
6. North 89°45'11" West 68.51 feet more or less to the westerly line of said property per Entry Number 12725786; thence
7. North 50.00 feet more or less to the north line of said property per Entry Number 12725786 and the point of ending of this easement, and with both sides of this easement extended easterly to said west line of Bonneville Center Plat B and northerly to said north line of said property per Entry Number 12725786.

EXHIBIT 'B'



C:\ACADPROJ\736-NORTH POINT IRRIGATION\dwg\736-B&NPIC-EASEMENTS.dwg 7-14/2020
736-CONSOLIDATION OF FOUR SEGMENTS-CANAL-2020-7-14.pdf