

When recorded, please return to:  
Lake Point Improvement District  
7856 North Mountain View Road  
Lake Point, UT 84074

## SUBSTITUTE GRANT OF EASEMENT

A portion of Tooele County Tax Parcel Nos.: 04-070-0-0009, 04-070-0-0092, and 04-070-0-0102

THIS SUBSTITUTE GRANT OF EASEMENT ("SUBSTITUTE GRANT OF EASEMENT") is executed this 30<sup>th</sup> day of June, 2022, by and among 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; and the LAKE POINT IMPROVEMENT DISTRICT, a political subdivision of the State of Utah, whose address is 7856 North Mountain View Road, Lake Point, Utah, 84074 (the "Grantee"). The Grantor and Grantees are individually referred to herein as a "Party" and collectively as the "Parties".

### RECITALS:

WHEREAS, the Parties are the Grantor and Grantees under that certain Grant of Easement dated October 13, 2021 and recorded October 15, 2021 as Entry No. 557431 in the Office of the Tooele County Recorder, State of Utah (the "Original Easement"); a copy of the Original Easement is attached hereto as Appendix "A" and by this reference made a part hereof;

WHEREAS, one or more pages of the Original Easement were inadvertently omitted from being recorded;

WHEREAS, the Parties also desire to amend the legal description and graphic depiction contained in the Original Easement; and

WHEREAS, for the reasons recited above, the Parties desire to execute and record this Substitute Grant of Easement in order release and extinguish, *ab initio*, the Original Easement

and replace it with this Substitute Grant of Easement.

NOW, THEREFORE, in consideration of \$10.00 and other good and valuable consideration and by signing below, the Parties do hereby declare the Original Easement to be null and void, *ab initio*, and do hereby replace the Original Easement with this Substitute Grant of Easement.

The Grantors hereby grant, sell, bargain, convey and warrant to the Grantee 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 Grantor, located in Tooele County, State of Utah and more particularly described in Exhibit "A" attached hereto and as graphically depicted on Exhibit "B" attached hereto.

Notwithstanding anything in this Substitute 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 Substitute 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.

The provisions of this Substitute Grant of Easement shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this instrument and the application of such provision to other persons or circumstances shall not be affected thereby, and shall be enforced to the extent permitted by applicable by law.

The person signing below hereby represent and warrant that he is authorized to execute this Substitute Grant of Easement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW ON NEXT PAGES]

WITNESS the hand of the Grantors this 30<sup>th</sup> day of June, 2022.

**GRANTORS:**

UINTAH LAND COMPANY, L.C., a Utah limited liability company

Christopher F. Robinson  
By: Christopher R. Robinson, Manager

BEAVER CREEK INVESTMENTS,  
A Utah general partnership,  
FKA, Beaver Creek Investments, L.C.,  
a Utah limited liability company

By: its General Partner, CFR BCIGP, L.C.,  
A Utah limited liability company

Christopher F. Robinson  
By: Christopher F. Robinson, Manager

ARIMO CORPORATION, an Idaho Corporation

Christopher F. Robinson  
By: Christopher F. Robinson, President

SKULL VALLEY COMPANY, LTD, a Utah limited partnership

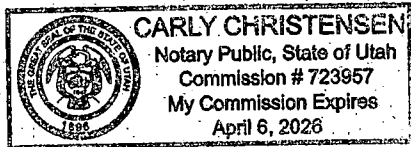
By: Robinson SVCGP, L.C., a Utah limited liability company as General Partner

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

By: Freed SVCGP, L.C., a Utah limited liability company as General Partner

By: Paul L. Freed  
Paul L. Freed, Manager





Carly Christensen  
NOTARY PUBLIC  
Residing At: Davis

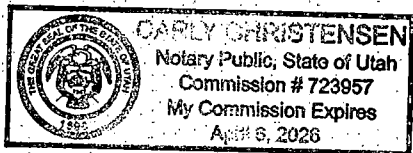
My Commission Expires:  
April 6, 2026

STATE OF UTAH )

:SS

County of Davis )

The foregoing instrument was acknowledged before me this 30 day of June, 2022, by Paul L. Freed, as Manager of Freed SVCGP, L.C, a Utah limited liability company as General Partner of SKULL VALLEY COMPANY, LTD.



Carly Christensen  
NOTARY PUBLIC  
Residing At: Davis

My Commission Expires:  
April 6, 2026

WITNESS the hand of the Grantee this 5<sup>th</sup> day of ~~June~~ July, 2022.

**GRANTEE:**

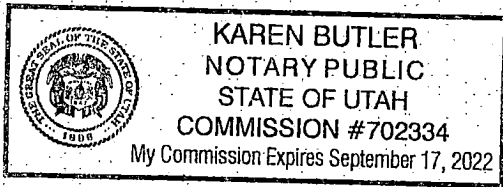
LAKE POINT IMPROVEMENT DISTRICT,  
A political subdivision of the State of Utah

By: Keith B. Fryer  
Keith B. Fryer, Chairman

STATE OF UTAH )

County of Tooele ) :SS

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of ~~June~~ July, 2022, by Keith B. Fryer, the Chairman of LAKE POINT IMPROVEMENT DISTRICT, a political subdivision of the State of Utah.



Karen Butler  
NOTARY PUBLIC  
Residing At: Stansbury Park, UT

My Commission Expires:  
9-17-22

**APPENDIX "A"**

**TO**

**SUBSTITUTE GRANT OF EASEMENT**

**COPY OF ORIGINAL EASEMENT**

**(WHICH IS BEING TERMINATED AND REPLACED IN ITS ENTIRETY BY THIS  
SUBSTITUTE GRANT OF EASEMENT**

**[SEE ATTACHED]**

Entry #: 557431

10/15/2021 09:39 AM EASEMENT

Page: 1 of 6

FEE: \$40.00 BY: FIRST AMERICAN - SALT LAKE ESCROW

Jerry Houghton, Tooele County, Recorder

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.



SKULL VALLEY COMPANY, LTD, a Utah limited partnership

By: Robinson SVCGP, L.C., a Utah limited liability company as General Partner

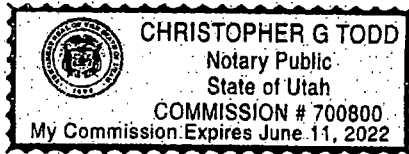
By: Christopher F. Robinson  
Christopher F. Robinson, Manager

By: Freed SVCGP, L.C., a Utah limited liability company as General Partner

By: Paul L. Freed  
Paul L. Freed, Manager

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, a Manager of Uintah Land Company, L.C., a Utah limited liability company, and of CFR BCIGP, L.C., a Utah limited liability company, as General Partner of Beaver Creek Investments, a Utah general partnership, FKA Beaver Creek Investments, L.C., a Utah limited liability company.



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

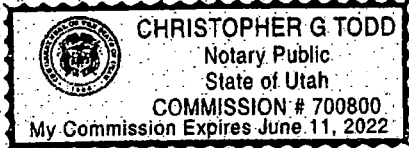
My Commission Expires:  
6-11-22

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 President of ARIMO CORPORATION, an Idaho corporation.



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

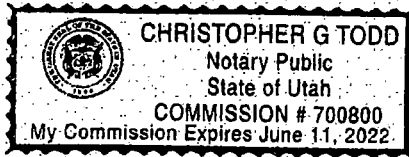
My Commission Expires:  
6-11-22

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

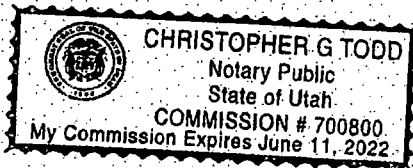
My Commission Expires:  
6-11-22

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.

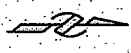
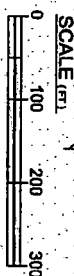
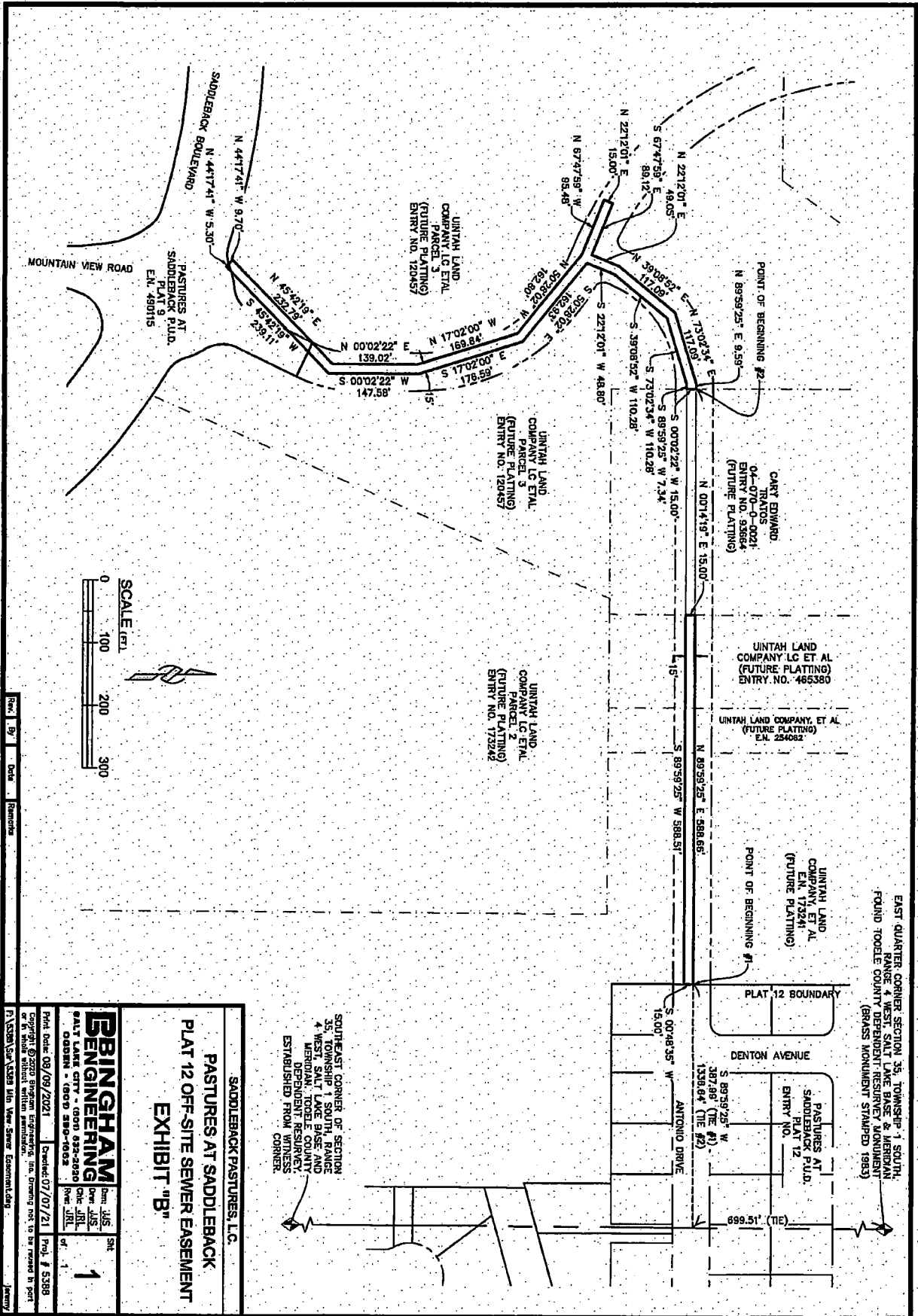
Together with:

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]**



Rev.	By	Date	Remarks

**SADDEBACK PASTURES, L.C.**

**PASTURES AT SADDLEBACK**

**PLAT 12 OFF-SITE SEWER EASEMENT**

**EXHIBIT "B"**

<b>BINGHAM</b>	Date: 08/09/2021
ENGINEERING	Checked: 07/07/21
SALT LAKE CITY - (801) 532-2820	Proj: # 5388
ODDIN - (801) 589-0025	Sheet: 1 of 1
Print Date: 08/09/2021	Scale: 1" = 100'

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 F:\3388\Site\3388\_Hdn\_Vew\_Sewer\_Easement.dwg January

SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOBELE COUNTY, DEPENDENT RESERVE, ESTABLISHED FROM CORNER.

EAST QUARTER CORNER SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (BRASS MONUMENT STAMPED 1953)

**EXHIBIT "A"****TO****SUBSTITUTE 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 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 636.33 feet and West 1,336.95 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian and running thence South 73°02'34" West 31.80 feet; thence South 39°08'52" West 240.89 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 247.69 feet; thence North 73°02'34" East 40.96 feet to said west line of said Tratos property; thence South 00°02'22" West along said west line 15.69 feet to the point of beginning.

Containing 25,994 Square feet or 0.597 Acres

Portions of Tooele County Tax Parcel Nos. 04-070-0-0009, 04-070-0-0092, and 04-070-0-0102

**EXHIBIT "B"**

**TO**

**SUBSTITUTE GRANT OF EASEMENT**

**GRAPHIC DEPICTION OF EASEMENT**

**[SEE ATTACHED]**

