

11179766

When Recorded Return to:  
Draper Irrigation Company  
12421 South 800 East  
PO Box 275  
Draper, Utah 84020

11179766  
05/09/2011 03:11 PM \$16.00  
Book - 9923 Pg - 4021-4024  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
DRAPER IRRIGATION CO  
PO BOX 156  
DRAPER UT 84020  
BY: NEH, DEPUTY - WI 4 P.

Parcel ID No. 2828251006

## WELL SITE EASEMENT

**Hidden Valley Country Club**, a Utah Corporation, **Grantor**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and conveys to **Draper Irrigation Company, Inc.**, a Utah non-profit corporation, **Grantee**, a perpetual well site easement ("Easement") as more fully described below upon the following described tract of real property owned by Grantor, said tract being located in Salt Lake County, State of Utah:

See the attached legal description and map of the Easement area for Grantee's proposed production culinary water well, which legal description and map are expressly incorporated herein by this reference.

The purpose of this Easement is to permit Grantee to construct, operate, maintain, repair, and replace a production culinary water well and pump station and to connect the well to Grantee's culinary water distribution system. The permanent facilities will primarily consist of the well, the pump station, the output water line that will connect to Draper's nearby main transmission line, a flush pipe, and an overhead power line, together with other associated facilities and appurtenances, including access and utility corridors ("Well Site Facilities").

Grantee is hereby granted under this Easement the following specific easements:

1. A permanent 100-foot by 175-foot Well Site Easement for a 30-foot by 50-foot building to house the well and pump station both as shown on and described in the attached map.
2. Permanent water line and utility line easements, both within and without the above described Well Site Easement, as shown on and described in the attached map. These easements include easements for necessary appurtenances and facilities such as manholes, valve boxes, power connections, etc. The water line easements are all located within the Well Site Easement or Grantee's existing adjacent 35-foot wide water line easement. This easement also includes the right to periodically discharge water via the flush line into the existing silting basin as shown on the map. The utility line easement, a 10-foot wide easement (5-feet on either side of the power line) is located within the Well

Site Easement, Grantee's existing adjacent water line easement, and Grantor's existing access road corridor as shown on the attached map.

3. A permanent access easement along Grantor's existing access road from 1700 East to the Well Site and a permanent new 30-foot wide access lane connecting the Well Site to the existing access road at the location indicated on the attached map.
4. A temporary construction easement allowing Grantee to disturb the landscaping within the Well Site Easement area and within Grantee's existing adjacent 35-foot wide water line easement as necessary to construct, repair, and replace the Well Site Facilities.

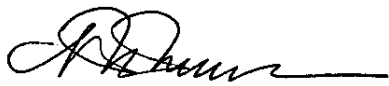
Grantee and its authorized agents and representatives shall have access to and upon, and use of, the property within the above described specific easements for the installation, operation, maintenance, repair, and replacement of the Well Site Facilities. Following any work within said specific easements, Grantee shall restore the easement property consistent with its prior condition, except for the access lane and pump station locations upon which new facilities are being constructed. Thereafter each party using the property within the Well Site Easement shall maintain and/or restore it to a condition consistent with the general character of the adjacent property and consistent with the easement hereby granted.

Grantor hereby covenants, for the benefit of Grantee, to not construct any permanent improvement through, upon, or across the above described specific easements, except for roadway improvements and other improvements approved by Grantee, which approval shall not be unreasonably withheld. Grantor also acknowledges that the well head and facilities are being designed and constructed based on the current level of the adjacent pond.

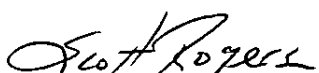
This Easement runs with the land and automatically binds and inures to the benefit of the transferees and successors of each of the parties hereto.

EXECUTED this 4<sup>th</sup> day of May, 2011

GRANTOR:  
**Hidden Valley Country Club**

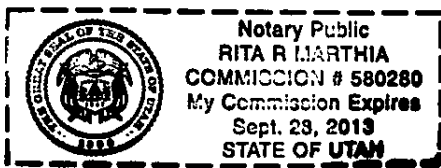
  
D. BRUCE HANCEY, SECRETARY  
(printed name and title)

Attest:

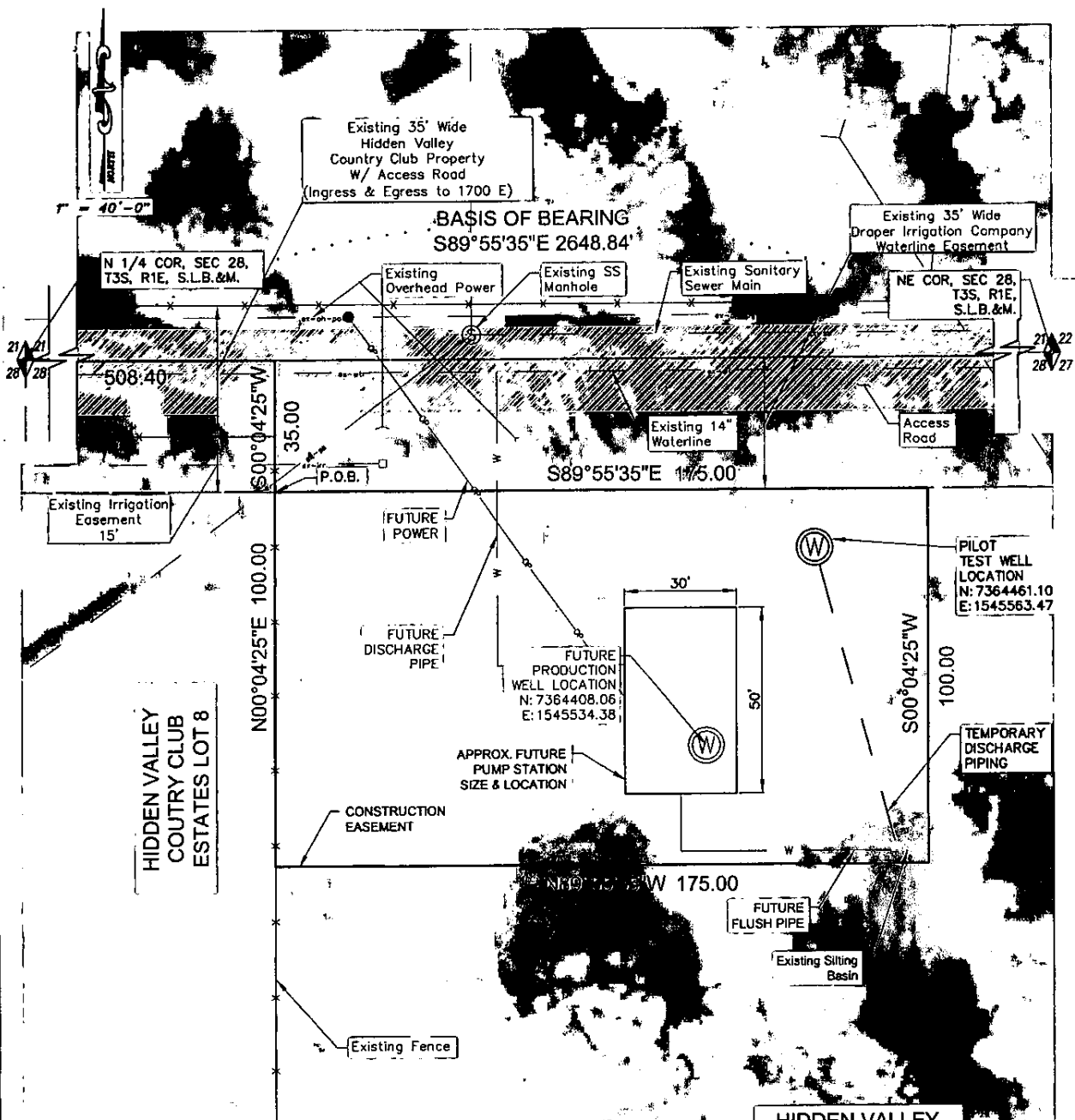
  
Scott Rogers  
(printed name and title)

STATE OF UTAH                    }  
  : ss.  
COUNTY OF SALT LAKE        }

On this 4<sup>th</sup> day of May, 2010, Bruce Hanway and Scott Roger  
personally appeared before me and affirmed upon oath that they are respectively the  
SECRETARY and the General Mgr of Hidden Valley Country Club, the Grantor in the  
foregoing Well Site Easement, that they each have been duly authorized by said entity to execute  
said Easement, and that they each executed said Easement for the purpose stated therein.



Rita R. Martha  
Notary Public



#### LEGAL DESCRIPTION OF CONSTRUCTION EASEMENT

BEGINNING AT A POINT ON THE EAST LINE OF HIDDEN VALLEY COUNTRY CLUB ESTATES AND ALSO ON THE SOUTH LINE OF AN EXISTING EASEMENT FOR DRAPER IRRIGATION COMPANY BOTH OF WHICH CAN BE FOUND IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER OFFICE AS ENTRY NUMBERS 3019610 (HIDDEN VALLEY COUNTRY CLUB ESTATES) AND 6101511 (EASEMENT), SAID POINT BEING 508.40 FEET SOUTH 89°55'35" EAST AND 35.00 FEET SOUTH 00°04'25" WEST FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°55'35" EAST 175.00 FEET ALONG THE SOUTH LINE OF SAID EASEMENT; THENCE SOUTH 00°04'25" WEST 100.00 FEET; THENCE NORTH 89°55'35" WEST 175.00 FEET TO A POINT ON THE EAST LINE OF SAID HIDDEN VALLEY COUNTRY CLUB ESTATES; THENCE NORTH 00°04'25" EAST 100.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES.

HIDDEN VALLEY  
COUNTRY CLUB  
GOLF COURSE  
14TH FAIRWAY



#### DRAPER IRRIGATION

12421 SOUTH 800 EAST  
DRAPER, UT 84020  
(801) 571-2232

HIDDEN VALLEY  
PILOT WELL

EXHIBIT A

DESIGNER KDC	CAD DRB
REVIEWED CND	PROJECT NO 09-DI-222

SHEET

1 OF 1