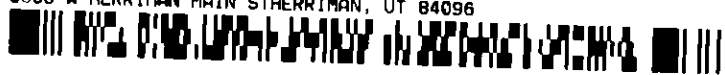


14NF

WHEN RECORDED RETURN TO:

14073421 B: 11401 P: 5478 Total Pages: 14  
02/17/2023 11:26 AM By: ECarter Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HERRIMAN  
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096



Herriman City Recorder  
5355 W Herriman Main St  
Herriman, UT 84096

Space above for County Recorder's Use

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made effective as of the 20 day of June, 2022 (the "Effective Date"), by and between Lynnar Homes of Utah, Inc. ("Grantor"), and Herriman City, a Utah municipal corporation ("Grantee"), with reference to the following facts:

- A. Grantor owns certain real property located in Salt Lake County, Utah ("Grantor Property").
- B. Grantee intends to design, construct and operate a culinary Water Storage Facility (defined below) on certain real property, located adjacent to or near the Grantor Property.
- C. In connection with the Water Storage Facility, including for purposes of connecting it to the Grantee's culinary water system, Grantee desires to obtain from Grantor certain non-exclusive easements on portions of the Grantor Property and Grantor is willing to grant to Grantee the easements subject to the terms and conditions of this Agreement.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. Definitions. In addition to the terms defined elsewhere in this Agreement, for purposes of this Agreement, the following terms are defined as follows:

(a) "Access Easement" means a non-exclusive easement and right-of-way for individual and vehicular use for the purpose of access to the Water Storage Facility.

(b) "Easement" or "Easements" means individually the Waterline Easement, the Access Easement, or the Temporary Construction Easement and collectively the Waterline Easement, the Access Easement, and Temporary Construction Easement.

(c) "Easement Parcel" means those portions of the Grantor Property shown on the attached Exhibit B as the Easement Parcel.

(d) "Environmental Law" means all applicable Laws now existing or hereafter promulgated by any governmental body that relate in each case to the protection of the environment including without limitation, environmental, health or safety laws, regulations,

governmental authorizations, ordinances, and rules, and the common law relating to the use, refinement, recycling, handling, treatment, removal, storage, production, manufacture, transportation, disposal, emissions, discharges, releases or threatened releases of Hazardous Substances, or otherwise relating to pollution or protection of human health or the environment or to emissions, discharges, releases or threatened releases of pollutants, contaminants, chemicals or industrial, toxic or hazardous substances or wastes into the environment (including, without limitation, ambient air, soil, surface water, ground water, wetlands, natural resources, land surface or subsurface strata), or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of pollutants, contaminants, chemicals or industrial, toxic or Hazardous Substances or wastes, as the same may be amended or modified, and as now existing or hereafter adopted.

(e) **“Grantee Facilities”** means collectively the Waterline, and any and all other facilities, equipment, accessories and improvements installed, owned or operated by Grantee on the Easement Parcel.

(f) **“Grantee Parties”** means Grantee and its parents, subsidiaries and affiliates and each of their respective directors, officers, employees, agents, contractors, subcontractors, advisors, consultants, representatives and invitees.

(g) **“Grantor Parties”** means Grantor and its parents, subsidiaries and affiliates and each of their respective directors, officers, employees, agents, contractors, subcontractors, advisors, consultants, representatives and invitees

(h) **“Hazardous Substances”** will be interpreted broadly to include any material or substance that is defined, regulated or classified under Environmental Laws, including without limitation, as: (i) a “hazardous substance” pursuant to section 101 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601(14), section 311 of the Federal Water Pollution Control Act, 33 U.S.C. § 1321, as now or hereafter amended; (ii) a “hazardous waste” pursuant to section 1004 or section 3001 of the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6903, 6921, as now or hereafter amended; (iii) a toxic pollutant under section 307(a)(1) of the Federal Water Pollution Control Act, 33 U.S.C. § 1317(a)(1); (iv) a “hazardous air pollutant” under section 112 of the Clean Air Act, 42 U.S.C. § 7412, as now or hereafter amended; (v) a “hazardous material” under the Hazardous Materials Transportation Uniform Safety Act of 1990, 49 U.S.C. App. § 1802(4), as now or hereafter amended; (vi) a toxic or hazardous material or substance pursuant to regulations promulgated now or hereafter under the aforementioned laws or any state or local counterpart to any of the aforementioned laws; (vii) presenting a risk to human health or the environment under other applicable federal, state or local laws, ordinances, or regulations, as now or as may be passed or promulgated in the future; or (viii) any substance or energy that after release into the environment and upon exposure, ingestion, inhalation, or assimilation, either directly from the environment or directly by ingestion through food chains, will or may reasonably be anticipated to cause death, disease, behavior abnormalities, cancer, or genetic abnormalities. Hazardous Substances specifically includes asbestos, polychlorinated biphenyls, radioactive materials including naturally occurring radionuclides, petroleum and petroleum-based derivatives, and urea formaldehyde.

(i) **“Laws”** means collectively all present and future federal, state and local laws, orders, rules, regulations and requirements of every duly constituted government authority, agency or instrumentally, that are applicable in respect of this Agreement.

(j) **“Party”** or **“Parties”** means individually Grantor or Grantee and collectively Grantor and Grantee.

(k) **“Temporary Construction Easement”** means a temporary, non-exclusive easement for construction.

(l) **“Waterline”** means one underground water pipeline.

(m) **“Waterline Easement”** means a non-exclusive easement for the temporary waterline.

(n) **“Water Storage Facility”** means the culinary water storage tank, outbuildings, security fence, piping, equipment, accessories and other improvements that Grantee intends to install, own or operate.

2. Grant of Easements. Subject to the terms and conditions set forth in this Agreement, Grantor hereby grants and conveys against all those claiming by, through or under Grantor to Grantee, the following easements:

(a) The Waterline Easement on, over, under, across and through the Easement Parcel for the sole purposes of installing, operating, maintaining, repairing and replacing the Waterline and the Grantee Facilities related to the Waterline, for the delivery of water to and from the Water Storage Facility to Grantee’s existing culinary water system.

(b) The Access Easement for the purpose of installing, constructing, operating, inspecting, maintaining, repairing and replacing the Water Storage Facilities, Waterline, and Grantee Facilities and equipment, including the right of ingress and egress thereto, limited to access only by the officers, managers, consultants and contractors of the Grantee, said access to be situated on, over, across and through the Easement Parcel.

(c) The Temporary Construction Easement over, across, under and through the Easement Parcel as reasonably necessary to facilitate the construction of the Water Storage Facilities and Waterline. This temporary construction easement will automatically expire upon completion of the construction.

3. Grantee Use. Grantee’s use of the Easements will be undertaken in a manner calculated to cause the least inconvenience to the ownership, use and enjoyment by Grantor of the Easement Parcel and other property of Grantor. In exercising its use of the Easements, Grantee will take all reasonable and necessary measures to avoid injury to persons or damage to property and for the discharge of water from the Water Storage Facility.

4. Condition of Easement Parcel. Grantee accepts the Easement Parcel and all aspects thereof “AS IS”, “WHERE IS”, without representations or warranties, either express or implied, “with all faults”, including but not limited to both latent and patent defects, and the existence of

Hazardous Substances, if any. Grantee hereby waives all warranties, express or implied, regarding the title, condition and use of the Easement Parcel, including, but not limited to any warranty of merchantability or fitness for a particular purpose. Without limiting the generality of the foregoing, the Easements are granted to Grantee subject to: (a) any state of facts which an accurate survey or physical inspection of the Easement Parcel might show; (b) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction over the Easement Parcel; and (c) all reservations, easements, rights-of-way, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

5. Reservation. Grantor reserves the right to use the Easement Parcel, to place or grant other easements on, along, across, or under the Easement Parcel, and to otherwise make improvements to the Easement Parcel, provided that the Grantor will not unreasonably interfere with Grantee's use of the Easements.

6. Relocation of Easements. Grantor will have the right, from time to time, upon 120 days written notice to Grantee, to relocate the Grantee Facilities in whole or part to other portions of the Grantor Property as may be determined by Grantor in its sole discretion so long as Grantor provides Grantee reasonable alternative easements for the Waterline and access to the Water Storage Facilities, and so long as the relocation does not materially impede, deprive or diminish Grantee's use or enjoyment of the Easements for the purposes granted in this Agreement. Subject to the provisions of this Section 6, Grantee shall have up to 18 months from the time of the written notice to relocate the Grantee Facilities. The Parties will cooperate in the relocation of all or part of the Grantee Facilities to minimize extended or unreasonable interruptions of the connection of the Water Storage Facility to the Grantee's existing culinary system. Grantor and Grantee will execute, acknowledge and record an amendment to this Agreement in order to identify and describe the real property that is subject to each relocated easement and in order to release from the burden of the Easements the portions of the Easement Parcel that are no longer subject to the Easements.

7. Term. This Agreement together with the Easements and rights set forth herein will terminate upon 12 months written notice from Grantor to Grantee, if Grantee abandons or ceases operating the Grantee Facilities for a period of 24 months or more after the Grantee Facilities are fully installed and operated as a part of the Grantee's culinary water system. Upon an event of termination set forth above, Grantor and Grantee will execute and record an instrument terminating this Agreement. Grantee will, at its sole cost and expense, within six months of termination remove the Grantee Facilities and restore the Easement Parcel to substantially the same condition as existed as of the Effective Date.

8. Improvements; Maintenance. Grantee expressly acknowledges and agrees that it will not install the Grantee Facilities or any other improvements within the Easement Parcel without first providing to Grantor for review and approval the plans and specifications for the Grantee Facilities or other improvements, which approval Grantor will not unreasonably withhold, condition or delay. Upon completion of any activities which disturb the surface of the Easement Parcel and/or any authorized portion of the Grantor Property, Grantee will promptly restore such property to its condition immediately prior to such activities. Grantee will give 30 days prior

written notice (except in an emergency, in which case Grantee will give as much notice as is practicable under the circumstances) of its intent to construct, maintain, remove or replace any improvements if such activities would cause any disturbance of the surface of the Grantor Property, and Grantee will perform those activities expeditiously and will take reasonable efforts to minimize any disruption of operations on the Grantor Property caused by the activities. Upon Grantor's request, Grantee will, at its sole cost and expense, deliver to Grantor an accurate ALTA/NSPS survey (with Table A items) of the as-built Grantee Facilities within the Easement Parcel. Grantee, at Grantee's sole cost and expense, will at all times keep and maintain the Grantee Facilities in good condition and repair. Grantee, at Grantee's sole cost and expense, will be solely responsible for the construction, inspection, repair and replacement of the Grantee Facilities and Grantee acknowledges and agrees that Grantor will have no responsibility whatsoever to maintain, repair or replace any portion of the Easement Parcel or the Grantee Facilities.

9. Compliance with Law; Mechanics' Liens. Grantee will comply with all applicable Laws and will be responsible for obtaining all necessary permits or governmental approvals required in connection with the use, maintenance, repair and/or replacement of the Grantee Facilities. Grantee will at all times keep the Easement Parcel and the Grantor Property free from mechanics' liens or similar liens arising on account of or resulting from any act by or on behalf of Grantee. In the event any mechanics' lien or similar lien is recorded against the Easement Parcel or the Grantor Property or any portion thereof on account of any act by or on behalf of Grantee, Grantee will, within 30 days of discovery by Grantee or receipt of notice from Grantor, cause such mechanics' lien to be removed from the Easement Parcel. Grantee will indemnify and hold Grantor harmless from any liability for the payment of such liens.

10. Insurance and Indemnity. At all times while this Agreement is in effect, Grantee will maintain a policy of commercial general liability insurance (in a form reasonably acceptable to Grantor) with respect to the Easement Parcel and Grantee's activities thereon, written on an occurrence basis and including contractual liability coverage to cover Grantee's indemnity obligations hereunder. Such policy will have a limit of liability of at least \$1,000,000.00 combined single limit per occurrence. Grantor may require by written notice a reasonable increase in the insurance limits specified in this Section 10 based on inflation or commercial adequacy. Such policy will name Grantor as an additional insured. Within 10 days after request by Grantor, Grantee will provide to Grantor evidence of insurance meeting the requirements of this Section. In the event Grantee fails to obtain and maintain insurance, or to provide evidence thereof, as required herein, Grantor will have the right, but not the obligation, to purchase such insurance in its own name or in the name of Grantee, and Grantee will reimburse Grantor for the cost of such insurance on demand. Grantee will indemnify, defend, and hold harmless Grantor and the Grantor Parties from and against any and all losses, claims, actions, damages, liabilities, penalties, fines, or expenses of any nature whatsoever, including, without limitation, reasonable attorneys' fees and costs on account of mechanics' lien claims, injury to persons, the death of any person, or damages to property (collectively, "Claims") arising from the use by Grantee and/or the Grantee Parties of the Easement Parcel, except to the extent any such Claims are caused by the gross negligence or willful misconduct of Grantor. Grantor, at Grantee's expense, will have the right to participate in the defense of any Claim to the extent of Grantor's interest

11. Environmental.

(a) Except in compliance with all applicable Laws, including all applicable Environmental Laws, Grantee will not create, generate, store, treat, emit, dispose of, discharge, release, threaten to release, or permit to be created, generated, stored, treated, emitted, disposed of, discharged, released, or threatened to be released any Hazardous Substances on, over or under the Easement Parcel, or any property adjacent thereto. If Grantee breaches any of its obligations set forth in this Section, Grantee will, upon Grantor's request and at Grantee's sole cost and expense, promptly and diligently undertake, perform and complete any and all corrective action or response, removal or remedial activities necessary to remove, remediate and eliminate any and all Hazardous Substances and to obtain certification from the appropriate governmental authorities that such corrective action, response, removal, remediation and elimination are complete.

(b) Grantee will indemnify, defend and hold harmless Grantor and the Grantor Parties from and against any and all Claims suffered, incurred by or asserted against the Grantor and the Grantor Parties arising from or relating to access to, use of, or activities on Easement Parcel by Grantee or the Grantee Parties, including but not limited to, the discharge of Hazardous Substances or the violation of, or failure to comply with governmental permits or requirements, excluding only Claims arising from the gross negligence or willful misconduct of Grantor or the Grantor Parties.

12. Default. If Grantee fails to cure a default hereunder within 90 days (or such longer period as may reasonably be required to cure such default, provided that cure has commenced and Grantee is diligently proceeding to complete such cure) after receiving written notice thereof from Grantor, Grantor will be entitled to exercise all remedies provided by law or in equity to the same extent as if fully set forth herein word for word. Notwithstanding the foregoing, Grantor will not exercise the right to terminate the Easement so long as Grantor is fully compensated for any and all damages and Grantee is obligated to perform its obligations and abide by the terms and conditions of this Agreement through specific performance or similar remedy. No remedy herein conferred upon, or reserved to Grantor will exclude any other remedy herein, by law or in equity, but each will be cumulative.

13. Costs and Expenses and Limitation on Damages. In the event of a breach in any of the covenants or agreements contained herein, the breaching Party will pay all costs and expenses, including reasonable attorneys' fees and experts' fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided by the laws of the State of Utah, whether such remedies are pursued by filing suit or otherwise. Notwithstanding any other provisions of this Agreement to the contrary, and to the fullest extent permitted by law, under no circumstances will Grantor be liable for any consequential, exemplary, punitive, special, indirect or incidental damages or economic losses arising out of any claim, demand, or action brought with respect to this Agreement.

14. Mutuality; Runs With the Land.

(a) The Easements, rights and obligations granted or created hereby are appurtenances to the Parcels and none of the easements, rights or obligations may be transferred, assigned or encumbered except as an appurtenance to such Parcels. For the purposes of the Easements and rights set forth herein, the Grantee Property will constitute the dominant estate, and the Easement Parcel will constitute the servient estate.

(b) The Easements and rights contained in this Agreement (whether affirmative or negative in nature) (i) will constitute covenants running with the land; (ii) will bind every person having a fee, leasehold or other interest in any portion of the Parcel at any time or from time to time to the extent such portion is affected or bound by the Easements or right in question, or to the extent that easement or right is to be performed on such portion; and (iii) will inure to the benefit of and be binding upon the Parties and their respective successors and assigns as to their respective Parcels.

15. Notices. All notices required to be given under this Agreement will be in writing and will be transmitted either by personal delivery, a reputable overnight courier which keeps receipts of delivery (such as Federal Express), or through the facilities of the United States Post Office, postage prepaid, certified or registered mail, return receipt requested. Any such notice will be effective upon delivery, if delivered by personal delivery or overnight courier, and seventy-two (72) hours after dispatch, if mailed in accordance with the above. Notices to the respective Parties will be sent to the following addresses:

To Grantor: Lennar Homes of Utah Inc.  
111 Sego Lily Drive #150  
Sandy, UT 84070

With a copy to: Lennar Homes of Utah  
111 Sego Lily Dr. #150  
Sandy, Utah 84070

To Grantee: Justun Edwards  
Public Works Director  
5355 W. Herriman Main Street  
Herriman, UT 84096  
[jedwards@herriman.org](mailto:jedwards@herriman.org)

With a copy to: ~~Chase Andriani~~ Todd Sheeran  
City Attorney  
5355 W. Herriman Main Street  
Herriman, UT 84096  
~~[candriani@herriman.org](mailto:candriani@herriman.org)~~  
T Sheeran

16. General Provisions.

(a) Not a Public Dedication. Nothing contained in this Agreement will be deemed to be a gift or dedication to or for the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement be strictly limited to and for the purposes

expressed herein.

(b) Incorporation of Recitals and Exhibits. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full herein.

(c) Interpretation. The paragraph headings in this Agreement are for convenience only and will not be considered or referred to in resolving questions of interpretation and construction. The use of the singular in this Agreement will include the plural, where the context is otherwise appropriate.

(d) Further Assurances. Grantee, from time to time, will execute, acknowledge, subscribe and deliver to or at the request of Grantor such documents and further assurances as Grantor may reasonably require for the purpose of evidencing, preserving or confirming the agreements contained herein.

(e) No Waiver. Failure of a Party to insist upon strict performance of any provisions of this Agreement will not be construed as a waiver for future purposes with respect to any such provision or option. No provision of this Agreement will be waived unless such waiver is in writing and signed by the Party alleged to have waived its rights.

(f) Severability. If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

(g) No Relationship. The Parties will not, by virtue of this Agreement nor by the act of any Party, be deemed principal and agent, limited or general partners, joint venturers or of any other similar relationship of each other in the conduct of their respective businesses, or otherwise.

(h) Binding Effect. This Agreement will be binding upon and will inure to the benefit of the Parties hereto and their heirs, personal representatives, successors and assigns. All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the respective assigns and successors of the Parties.

(i) Third Party Rights. Nothing in this Agreement, expressed or implied, is intended to confer any rights upon any person or entity other than the Parties and their successors and assigns.

(j) Amendment. No modification of this Agreement will be made or effective unless and until such modification is made in writing and executed by the Grantee and Grantor, or their successors or assigns.

(k) Entire Agreement. This Agreement constitutes the sole agreement between the Parties and supersedes any and all other agreements, whether oral or written, with respect to the obligations identified herein. The Parties acknowledge that no representations, inducements,



promises, or agreements, whether oral or otherwise, have been made by any Party or anyone acting on behalf of any Party which is not embodied herein; and that no other agreement, statement, or promise not contained in this Agreement regarding the provisions of this Agreement will be valid or binding.

(l) Applicable Law. This Agreement will be construed, administered and enforced according to the laws of the State of Utah, venue being Salt Lake County.

(m) Authority. Each individual executing this Agreement represents and warrants: (i) that he or she is authorized to do so on behalf of the respective Party to this Agreement; (ii) that he or she has full legal power and authority to bind the respective Party in accordance with the terms herein and, if necessary, has obtained all required consents or delegations of such power and authority; and (iii) that the execution, delivery, and performance by the respective Party of this Agreement will not constitute a default under any agreement to which such Party is a party.

(n) Counterparts. This Agreement may be executed in any number of counterpart originals, each of which will be deemed an original instrument for all purposes, but all of which will comprise one and the same instrument.

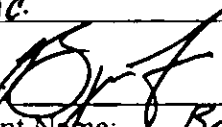
[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates below written to be effective as of the Effective Date.

**GRANTOR:**

Lennar Homes of Utah, a  
Inc.

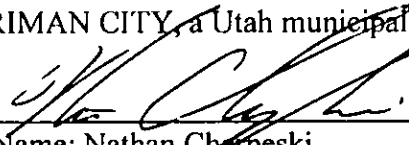
Date: June 20, 2022

By:   
Print Name: Bryson Fish  
Title: Division President

**GRANTEE:**

HERRIMAN CITY, a Utah municipal corporation

Date: 2:1, 2022<sup>3</sup>

By:   
Print Name: Nathan Cherpeski  
Title: City Manager

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

The foregoing instrument was acknowledged before me this 20 day of June, 2022, by Bryson Fish, as Division President of Lennar Homes of Utah, a Inc.



[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, Utah

My Commission Expires:

03-30-2026

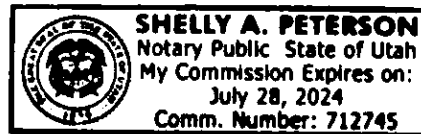
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

<sup>3</sup> The foregoing instrument was acknowledged before me this 1 day of February 2027, by Nathan Cherpeski as City Manager of HERRIMAN City, a Utah municipal corporation.

[Signature]  
NOTARY PUBLIC  
Residing at: Herriman City

My Commission Expires:

July 28, 2024



**EXHIBIT A  
TO  
EASEMENT AGREEMENT**

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Legal Description of the Easement Parcel

The real property referenced in the foregoing instrument as the Easement Parcel is located in Salt Lake County, Utah and is more particularly described as:

**LEGAL DESCRIPTION(S)  
PREPARED FOR  
*Lennar Homes Easement*  
Herriman, UTAH  
February 17, 2022  
20-0294**

**WATERLINE,  
CONSTRUCTION, & ACCESS EASEMENT**

A part of the Northeast Quarter and the Southeast Quart of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

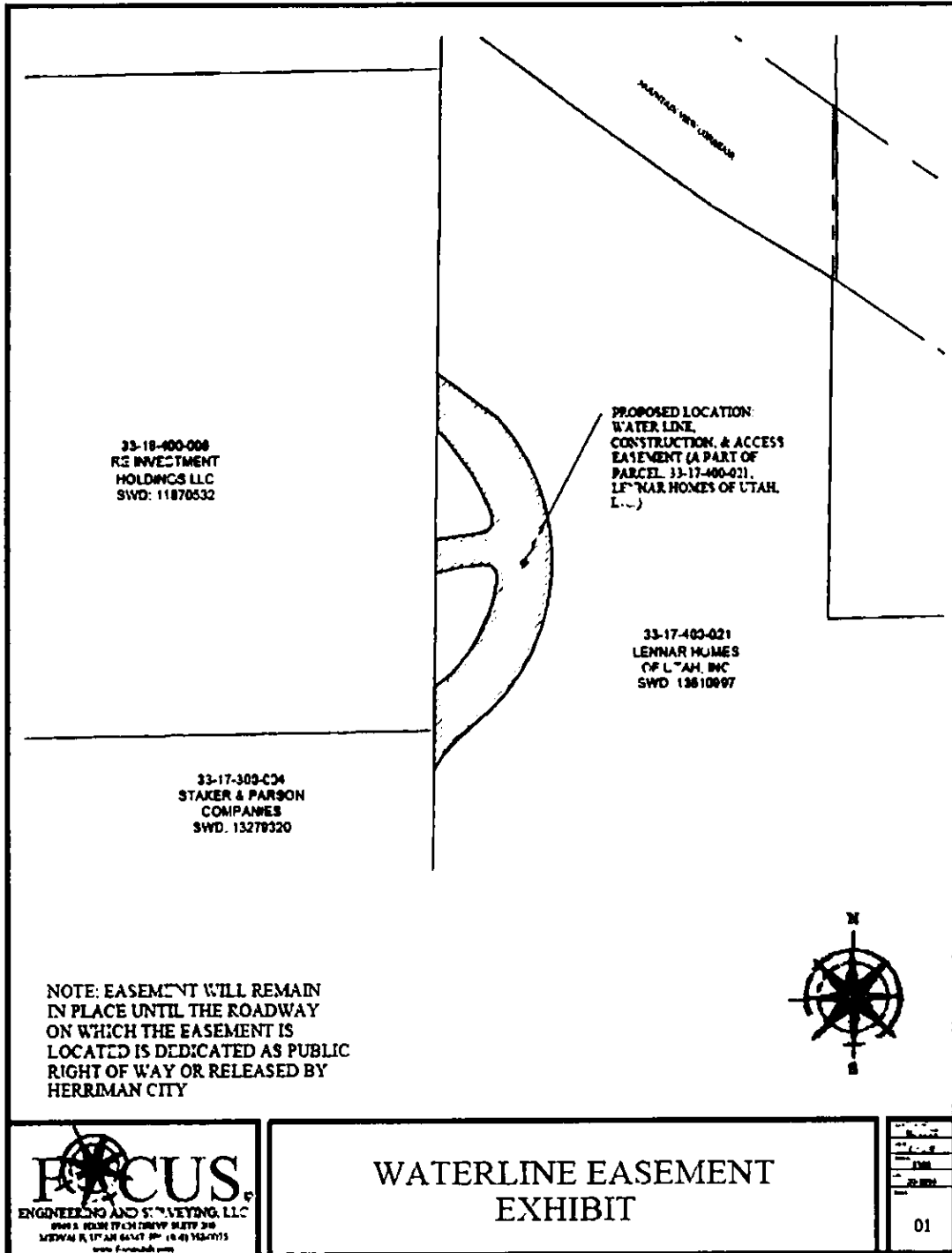
Beginning at a point on the Easterly Boundary of that Special Warranty Deed recorded June 24, 2014 as Entry 11870532 in Book 10240 at Page 4055 in the Salt Lake County Recorder's Office, said point also being N0°31'33"E 2,251.30 along the 1/4 Section line from the North 1/4 Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence S55°24'21"E 41.44 feet; thence along the arc of a curve to the right with a radius of 349.00 feet a distance of 33.66 feet through a central angle of 05°31'33" Chord: S52°38'35"E 33.65 feet; thence S52°33'01"E 50.74 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 355.00 feet (radius bears: S48°19'40"W) a distance of 579.37 feet through a central angle of 93°30'31" Chord: S05°04'55"W 517.18 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 255.00 feet a distance of 93.45 feet through a central angle of 20°59'48" Chord: S41°20'17"W 92.93 feet to the Easterly boundary line of that Special Warranty Deed recorded May 26, 2020 as Entry 13279320 in Book 10949 at Page 891 in the Salt Lake County Recorder's Office and the Quarter Section Line; thence along said Deed and Section line N00°31'33"E 136.93 feet to and along said Special Warranty Deed; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 345.00 feet (radius bears: S39°07'20"E) a distance of 5.77 feet through a central angle of 00°57'31" Chord: N51°21'25"E 5.77 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 265.00 feet a distance of 212.05 feet through a central angle of 45°50'51" Chord: N28°54'46"E 206.44 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 35.16 feet through a central angle of 100°43'06" Chord: N44°22'13"W 30.80 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 473.50 feet a distance of 82.29 feet through a central angle of 09°57'27" Chord: S80°17'30"W 82.19 feet to the Quarter Section line and Said Special Warranty Deed; thence along said Quarter Section line and said Special Warranty Deed N00°31'33"E 54.72 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 526.50 feet (radius bears: S13°07'27"E) a distance of 76.79 feet through a central angle of 08°21'25" Chord: N81°03'15"E 76.72 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 20.00 feet a distance of 35.30 feet through a central angle of 101°07'32" Chord: N34°40'11"E 33.89 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 265.00 feet a distance of 119.23 feet through a central angle of 25°46'45" Chord: N28°46'57"W 118.23 feet; thence N36°54'31"W 38.82 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S40°07'12"W) a distance of 14.66 feet through a central angle of 03°05'59" Chord: N51°25'48"W 14.66 feet to Said Quarter Section line and said Special Warranty Deed; thence along said Quarter Section line and said Special Warranty Deed N00°31'33"E 94.45 feet to the point of beginning.

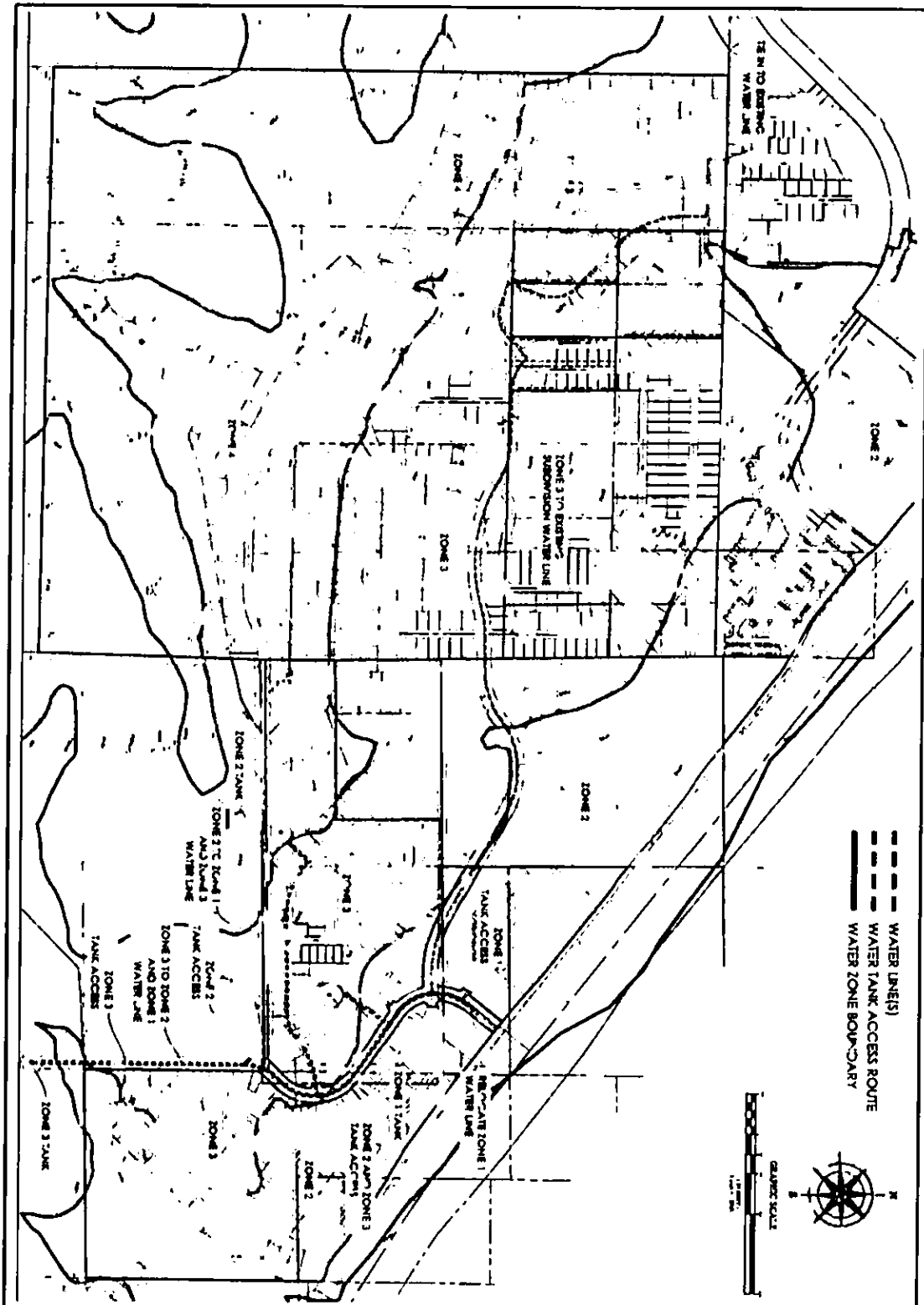
Contains: 1.44 acres+/-

A-1

**EXHIBIT B  
TO  
EASEMENT AGREEMENT**

Depiction of the Easement Parcel





Zone	Area	Access Point
Zone 1	Zone 1 Tank	Zone 1 Tank Access
Zone 2	Zone 2 Tank	Zone 2 Tank Access
Zone 3	Zone 3 Tank	Zone 3 Tank Access

Rosecrest East  
Herriman City  
Water Zones Exhibit

