

When Recorded Return to
America First Credit Union
P.O. Box 9199
Ogden, Utah 84409

MTC File No. 72387

GRANT OF EASEMENT

For the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S), Bach Development Co., a Utah Corporation, does hereby grant, convey, sell and set over unto America First Credit Union, hereinafter referred to as GRANTEE, his successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace a water line and related facilities, hereinafter called Facilities, insofar as they lie within the property of the GRANTOR(S), said right-of-way and easement, being situate in Weber County, State of Utah, over and through a Strip of Land Ten (10) feet wide across a portion of the GRANTOR'S land more particularly described as follows:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same unto the said GRANTEE, his successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress in said GRANTEE, his officers, employees, representatives, agents, and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities, During construction periods, GRANTEE and its agents may use such portions of GRANTOR'S property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. The contractor performing the work shall restore all property through which the traverses, to as near its original condition as is reasonably possible.

GRANTOR(S) shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or any other rights granted to the GRANTEE hereunder.

GRANTOR(S) shall not build or construct or permit to be built or constructed over or across said right-of-way, any building or other improvement nor change the contour thereof without the written consent of GRANTEE. This right-of-way, and easement grant shall be binding upon and inure the benefit of the successors and assigns of the

H-055-0029
E# 1739721 BK2103 PG2476
DOUG CROFTS, WEBER COUNTY RECORDER
30-NOV-00 141 PM FEE \$14.00 DEP JPM
REC FOR: MERIDIAN.TITLE

GRANTOR(S) and successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

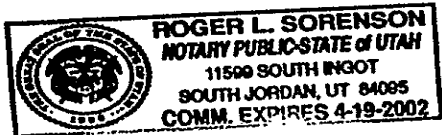
IN WITNESS WHEREOF, the GRANTOR(S) have executed this Easement the 28 day of November, 2000.

Bach Development Co.
a Utah Corporation

By: Dale L. Rindlisbacher
Dale L. Rindlisbacher its President

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

The foregoing instrument was acknowledged before me this 28th day of November, 2000, by Dale L. Rindlisbacher, the President of Bach Development Co., a Utah Corporation, who duly acknowledge to me that it was executed by authority.



Roger L. Sorenson
Notary Public

E# 1739721 BK2103 PG2477

801 261 8567 P.03/04

MERIDIAN TITLE

NOV-27-2000 17:13

EXHIBIT "A"

MTC File No. 72387

10' FOOT WIDE WATERLINE EASEMENT
PINEBROOK PHASE 2

11-035-0049

A STRIP OF LAND 10' FEET WIDE, THE SOUTHERLY LINE OF WHICH IS PARALLEL AND CONCENTRIC WITH AND 10' FEET SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF HARRISVILLE AVENUE AND NORTH STREET, FROM WHICH A BRASS CAP MONUMENT AT THE INTERSECTION OF WASHINGTON BLVD. AND NORTH STREET BEARS S89°09'45"E A DISTANCE OF 1341.21 FEET; THENCE S89°09'45"E 373.91 FEET AND SOUTH 24.27 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTHEASTERLY A DISTANCE OF 39.68 FEET ALONG THE ARC OF A 189.54 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11 degrees 59'46", SUBTENDED BY A CHORD THAT BEARS N71 degrees 52'35"E A DISTANCE OF 39.61 FEET; THENCE N65 degrees 52'42"E A DISTANCE OF 82.58 FEET TO A POINT OF CURVATURE OF A 214.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 45.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 12 degrees 14'20", SUBTENDED BY A CHORD THAT BEARS N71 degrees 59'52"E A DISTANCE OF 45.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S89 degrees 31'54"E A DISTANCE OF 51.50 FEET TO THE TERMINUS OF SAID STRIP EASEMENT.

THE BOUNDARY LINES OF SAID EASEMENT SHALL BE PROLONGED AND/OR SHORTENED TO BEGIN AND END ON, AND CONFORM TO, THE GRANTOR'S PROPERTY LINES.

TOTAL AREA CONTAINED IN THE ABOVE DESCRIBED EASEMENT IS 0.05 ACRES MORE OR LESS.