



W2509275

When Recorded Mail to:
Bona Vista Water Improvement District
2020 W. 1300 N.
Farr West, Utah 84404

EH 2509275 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
30-DEC-10 1105 AM FEE \$1.00 DEP LF
REC FOR: BONA VISTA WATER IMP DIST

DEED OF EASEMENT

Tax ID. 11-019-0001
Parcel No. 1
Project #: 55-10-070

BEN LOMOND GOLF COURSE INC., GRANTOR, hereby conveys and warrants to BONA VISTA WATER IMPROVEMENT DISTRICT, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described perpetual and temporary easements in the County of Weber, State of Utah:

A perpetual easement, to construct, reconstruct, operate, and maintain a Culinary Water Pipeline and appurtenances, on, over, and through certain lands in Weber County, Utah owned by GRANTOR together with rights of ingress and egress thereto, on the following described property,

A part of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, and being described as follows:

A 20.00 foot wide Easement.

Beginning at a point on the south side of an existing water line easement said point being South 7.80 feet and East 1067.61 feet from the North Quarter corner of said Section 6, basis of bearings being N00°46'49"E between said corner and the center of Section 31, Township 7 North, Range 1 West thence as follows:

N89°28'34"E	22.31 feet; thence
S26°48'59"E	990.12; thence
S63°11'01"W	20.00 feet to the Northeasterly right-of-way line of U.S. Highway 89; thence
N26°48'59"W	1000.00 feet along said line to the point of beginning.

Containing: 19,902 sq. ft. 0.457 acres

Together with a temporary 10 foot construction easement located 10 feet easterly, parallel and adjacent to the easterly line of the 20 foot utility easement.

As further shown in the attached Exhibit A

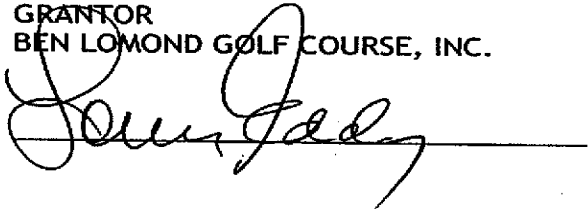
M

GRANTOR shall, subject to Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easement, but Grantor, its successors and assigns, shall not erect any permanent buildings, structures, or place trees upon lands comprising the perpetual easement without the Grantee's consent in writing.

Notwithstanding the foregoing, Grantor, its successors and assigns, shall have the right to enter into agreements relating to and impacting the easement area set forth herein, subject to the prior written consent of Grantee, which consent shall not be unreasonably withheld.

Witness the hands of said Grantor, this 20 Day of Dec., 2010

GRANTOR
BEN LOMOND GOLF COURSE, INC.



CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On this 20 Day of DECEMBER, 2010 personally appeared before me Lois Eddy, who being by me duly sworn did say that they are the VICE-CHAIR of the BEN LOMOND GOLF COURSE, INC. and that said instrument was signed in behalf of said corporation and acknowledged to me that the said corporation executed the same.


Notary Public in and for the State of Utah

My Commission Expires: FEB 2011

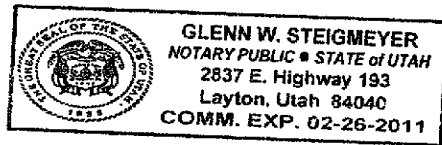


EXHIBIT A
BONA VISTA WATERLINE EASEMENT
BEN LOMOND GOLF COURSE PARCEL

E# 2509275 PG 3 OF 3

TAX ID: 11-019-0001
PARCEL NO. 1
PROJECT NO. 55-10-070

1"=200'

BEN LOMOND
GOLF COURSE
11-019-0001

