

WHEN RECORDED MAIL TO:

LAKE CREEK IRRIGATION COMPANY
Attention: George Holmes
P.O. Box 306
Heber City, Utah 84032

Ent 422994 Bk 1154 Pg 1821-1825
Date: 04-APR-2016 3:30:53PM
Fee: \$21.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: LAKE CREEK IRRIGATION

Space above for County Recorder's Use

GRANT OF EASEMENT

FOR GOOD AND VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, TLC Investment Enterprises, LLC a Utah Limited Liability Company (“**Grantor**”), hereby grants and conveys to LAKE CREEK IRRIGATION COMPANY, its successors and assigns (“**Grantee**”), a perpetual easement and right-of-way for the construction, installation, operation, maintenance, protection, upgrade, replacement, repair and alteration of a water pipeline and all related facilities necessary to convey water across Grantor’s real property in Wasatch County, State of Utah (the “**Easement**”) and a temporary right-of-way to facilitate the construction of said water pipeline and related facilities (the “**Temporary Easement**”), as set forth below:

EASEMENT DESCRIPTION

EASEMENT #1, PARCEL NUMBER 00-0008-9461

A 40 FOOT WIDE PERMANENT AND PERPETUAL IRRIGATION WATER LINE, ACCESS AND MAINTENANCE EASEMENT, BEING THE 40 FEET IMMEDIATELY EAST AND ADJACENT TO THE TIMPANOGOS CANAL CENTERLINE, TOGETHER WITH A 100.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF CONSTRUCTION), BEING THE 100 FEET IMMEDIATELY EAST AND ADJACENT TO THE TIMPANOGOS CANAL CENTERLINE.

EASEMENT #2, PARCEL NUMBER 00-0008-9461

A 25 FOOT WIDE PERMANENT AND PERPETUAL IRRIGATION WATER LINE, ACCESS AND MAINTENANCE EASEMENT, BEING THE 25 FEET IMMEDIATELY SOUTH AND ADJACENT TO THE TOP INSIDE OF THE SOUTH BANK OF THE LAKE CREEK CHANNEL, TOGETHER WITH A 100.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF CONSTRUCTION), BEING THE 100 FEET IMMEDIATELY SOUTH AND ADJACENT TO THE TOP INSIDE OF THE SOUTH BANK OF THE LAKE CREEK CHANNEL.

EASEMENT #3, PARCEL NUMBER 00-0008-9461

A 30 FOOT WIDE PERMANENT AND PERPETUAL IRRIGATION WATER LINE, ACCESS AND MAINTENANCE EASEMENT, BEING A PORTION OF THE SAME 30 FOOT WIDE EASEMENT AS A TCSSD SEWER MAIN EASEMENT RECORDED AS ENTRY NO. 195685 ON THE RECORDS OF THE WASATCH COUNTY RECORDER, TOGETHER WITH A 100.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF CONSTRUCTION), EACH BEING CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, T4S, R5E, SLB&M AND RUNNING THENCE NORTH A DISTANCE OF 2339.39 FEET AND EAST 1564.65 FEET TO THE POINT OF BEGINNING;

THENCE S14d23'38"E A DISTANCE OF 851.63 FEET;
THENCE S25d01'05"E A DISTANCE OF 170.94 FEET;
THENCE S54d52'18"E A DISTANCE OF 68.79 FEET;
CONTAINING 0.75 ACRES

EASEMENT #4, PARCEL NUMBER 00-0008-9461

A 30 FOOT WIDE PERMANENT AND PERPETUAL IRRIGATION WATER LINE, ACCESS AND MAINTENANCE EASEMENT, BEING THE SAME 30 FOOT WIDE EASEMENT AS A TCSSD SEWER MAIN EASEMENT RECORDED AS ENTRY NO. 195440 ON THE RECORDS OF THE WASATCH COUNTY RECORDER, TOGETHER WITH A 100.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT (TO EXPIRE UPON COMPLETION OF CONSTRUCTION), EACH BEING CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 10, T4S, R5E, SLB&M AND RUNNING THENCE NORTH A DISTANCE OF 1242.05 FEET AND WEST 3301.95 FEET TO THE POINT OF BEGINNING;
THENCE S89d44'08"E A DISTANCE OF 190.03 FEET;
THENCE N79d31'17"E A DISTANCE OF 400.00 FEET;
THENCE N86d17'50"E A DISTANCE OF 168.93 FEET;
THENCE S87d37'18"E A DISTANCE OF 403.87 FEET;
THENCE N66d56'52"E A DISTANCE OF 204.30 FEET;
THENCE S89d50'20"E A DISTANCE OF 556.58 FEET;
CONTAINING 1.32 ACRES

And as shown on Exhibit A attached hereto and made a part hereof.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the Easement and Temporary Easement, and all rights and privileges incident thereto, including but not limited to, the right to remove obstructions which may injure or interfere with Grantee's use, occupation or enjoyment of the Easement or Temporary Easement. The Easement shall run with the land and inure to the benefit of Grantee. If future repairs or obstructions occur, all damage to roads, landscaping, sidewalks, paths and the like will be restored to its previous state at the expense of the Grantee.

If during the construction and installation of the water pipeline Grantee discovers an underground obstruction which requires moving the water pipeline beyond the scope of the Easement, Grantee shall delivery a proposed modification of the Easement and Temporary Easement to Grantor. Grantor shall have ten (10) days after receipt the proposed modification to approve and/or provide comments to Grantee which approval Grantor agrees not to unreasonably withhold, condition or delay.

Grantor shall not build or construct, or permit to be built or constructed, any building, structure, fence or other improvement over or across the Easement without the written consent of Grantee which shall not be unreasonably withheld. Those specifically outlined in the Grantee's Encroachment Guidelines for Pipeline Facilities Protection Criteria Agreement will not need written consent except as stated in such agreement.

Grantor shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such further instruments and documents as may be necessary in order to complete and evidence the conveyance and transfer herein provided and to do all things as may be reasonably requested in order to carry out the intent and purpose of this instrument. The rights and obligations

of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

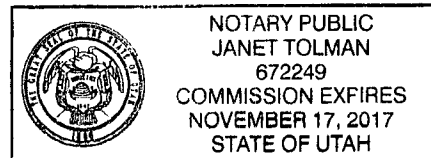
IN WITNESS WHEREOF, Grantor has executed this instrument this 31st day of March, 2016.

BY: Tracey M. Cannon
TRACEY M. CANNON, GENERAL MANAGER

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 31st day of March, 2016, personally appeared before me Tracey M. Cannon in her capacity as Manager of TLC Investment Enterprises, LLC the Grantor herein.

[Signature]
NOTARY PUBLIC
Residing at: Davis County



Lake Creek Irrigation Company

Encroachment Guidelines for Pipeline Facilities Protection Criteria

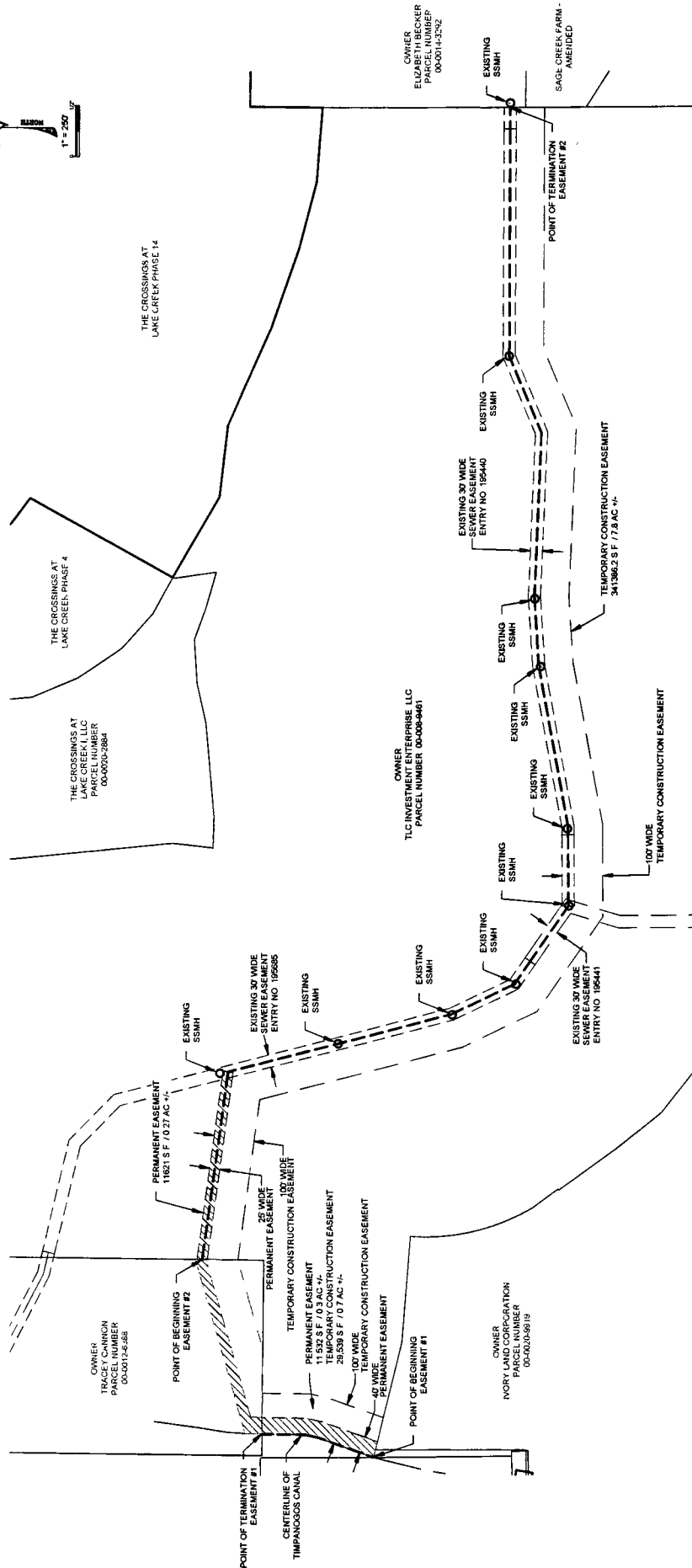
- A. Surface structures that generally will be allowed to be constructed within Lake Creek Irrigation Company(LCIC) pipeline easements include asphalt roadways, non reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways and utilities. However, where a pipe has a specific maximum and minimum cover or clearance the special requirements for roadways, parking lots, driveways and other utilities shall be obtained from LCIC.
- B. Structures that may not be constructed in, on, or along LCIC pipeline easements include but are not limited to, permanent structures such as fences, retaining walls, block walls, buildings, garages, decks, carports, trailers, and swimming pools as designated by LCIC.
- C. No trees, vines, shrubs or other deep rooted (36" or more) woody vegetation will be allowed within the easements of LCIC.
- D. Excavation, grading, or construction of any structures within LCIC easements must be reviewed by LCIC. The owner of newly constructed facilities that encroach on easements shall provide LCIC with a copy of as-built drawings showing actual improvements in, on, or along the easement.

Tracey M. Cannon
general manager
HLC Investment Enterprises LLC

Kurt M. Misko
Engineer LCIC

EXHIBIT A **IRRIGATION WATER LINE EASEMENT** **PARCEL NUMBER 00-0008-9461**

LOCATED IN THE
 SOUTH HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 HEBER CITY, WASATCH COUNTY, UTAH



NOTE

THE EXISTING 30" WIDE SEWER EASEMENT(S) REFERENCED ON THIS EXHIBIT AND DESCRIBED IN ENTRY NUMBERS 19595 AND 19544, RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE, APPEAR TO CONTAIN DISTANCE TOLERANCE AND / OR INCOMPLETE COURSE CALLS. FURTHERMORE, SAID DESCRIPTIONS DO NOT MATCH THE EXISTING SANITARY SEWER MANHOLES AS LOCATED IN THE FIELD OR THE NEW RECORDING. THEREFORE, THE DISTANCE TOLERANCE AND INCOMPLETE COURSE CALLS ASSUMPTIONS WERE MADE IN FITTING RECORD EASEMENT DESCRIPTIONS, BASED ON THE ACTUAL LOCATION OF SAID MANHOLES, IN ORDER TO CREATE THE PERMANENT AND TEMPORARY IRRIGATION WATER LINE EASEMENTS.

LEGEND

	SECTION CORNER (FOUND)
	SECTION LINE
	PROPERTY LINE
	PERMANENT EASEMENT

IRRIGATION WATER LINE EASEMENT
PARCEL NUMBER 00-0008-9461

epic
 Engineering & Planning, Inc.
 1000 N. 1000 E., Suite 100
 Heber, UT 84021
 Phone: (435) 869-1111
 Fax: (435) 869-1112

DATE: 12-20-17	BY: JDO
CHECKED: PC	PROJECT: 15M2556
DATE: 12-20-17	BY: JDO
CHECKED: PC	PROJECT: 15M2556
DATE: 12-20-17	BY: JDO
CHECKED: PC	PROJECT: 15M2556

11/19/2017 10:00 AM IRRIGATION WATER LINE EASEMENT (00-0008-9461) (11/19/2017 10:00 AM)