

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated September 25, 2020, is made by and between Strawberry Communications, LLC., with an address of, 12608 S 125 W STE C Draper UT 84020 its successors and assigns, hereinafter referred to as "Grantee" and Beaufontaine at Spring Lake Homeowners Association, with an address of 215 S 1970 E Heber City UT 84032 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated September 25, 2020, pursuant to which the Grantee provides certain internet and telephone services to the Premises described below.

In consideration of Ten Dollars (\$10.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a internet and telephone system (hereinafter referred to as the "Fiber Optic Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing internet and telephone services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 1800 Center Street , Heber, UT 84032 in Wasatch County, Utah described as follows:

LEGAL DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 89°48'22' EAST ALONG THE SECTION LINE 955.65 FEET AND SOUTH 21.22 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN; THENCE: SOUTH 1182.22 FEET; THENCE EAST 392.72 FEET; THENCE SOUTH 00°00'59" EAST ALONG A FENCE LINE 469.12 FEET; THENCE SOUTH 00°20'15" EAST ALONG A FENCE LINE 991.33 FEET; THENCE NORTH 89°27'34" WEST ALONG A FENCE LINE 1.324.24 FEET; THENCE NORTH 00°35'29" WEST ALONG A FENCE LINE 798.96 FEET; THENCE NORTH 00°19'15" WEST 1265.53 FEET; THENCE SOUTH 89°33'50" WEST 683.30 FEET; THENCE NORTH 02°42'20" EAST 370.15 FEET; THENCE EAST 216.51 FEET; THENCE NORTH 59°49'29" EAST ALONG A FENCE LINE 362.57 FEET; THENCE NORTH 00°23'04" WEST ALONG A FENCE LINE 201.22 FEET; THENCE SOUTH 89°56'12" EAST ALONG A FENCE LINE 1028.90 FEET TO THE POINT OF BEGINNING. PARCEL ID# 15-3465 AND

CONTAINING 3,306,948 SW FT OR 75.92 ACRES

LOTS 44-65 PHASE 3 OF  
BEAUFONTAINE PUD PARCEL ID#

The Grantor(s) agree(s) for itself and its heirs and assigns that the Fiber Optic Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Fiber Optic Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides internet and telephone service to the Premises.

21-1591 -  
21-1612

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

**GRANTOR**

Beaufontaine at Spring Lake Homeowners Association

BY: *[Signature]*

NAME: NORMAN KUGH

TITLE: HOA PRESIDENT, BOFONTAINE HOA

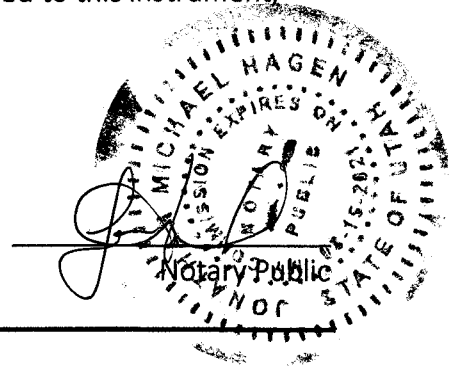
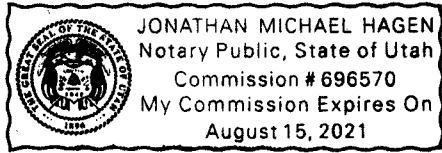
State of Utah

County of WASATCH

On this 20 day of OCT, in the year 2020, before me NORM KUGH a notary public, personally appeared JONATHAN HAGEN, proved on the basis of satisfactory evidence to be the person(s) whose name(s) \_\_\_\_\_ (is) are) subscribed to this instrument, and acknowledged \_\_\_\_\_ (he) she/they) executed the same.

Witness my hand and official seal

(Seal)



**GRANTEE**

Strawberry Communications, LLC.

BY: *[Signature]*

NAME: ALEX VEATER

TITLE: MEMBER PARTNER

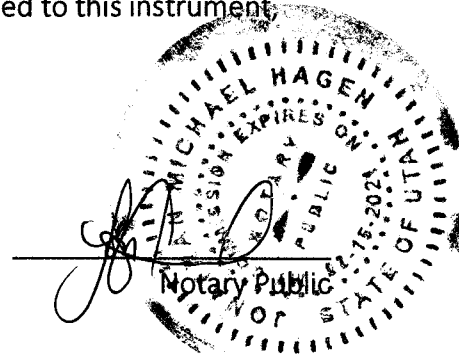
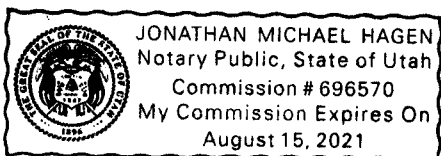
State of Utah

County of WASATCH

On this 20 day of OCT, in the year 2020, before me Alex Jonathan Hagen a notary public, personally appeared Alex Veater, proved on the basis of satisfactory evidence to be the person(s) whose name(s) \_\_\_\_\_ (is) are) subscribed to this instrument, and acknowledged \_\_\_\_\_ (he) she/they) executed the same.

Witness my hand and official seal

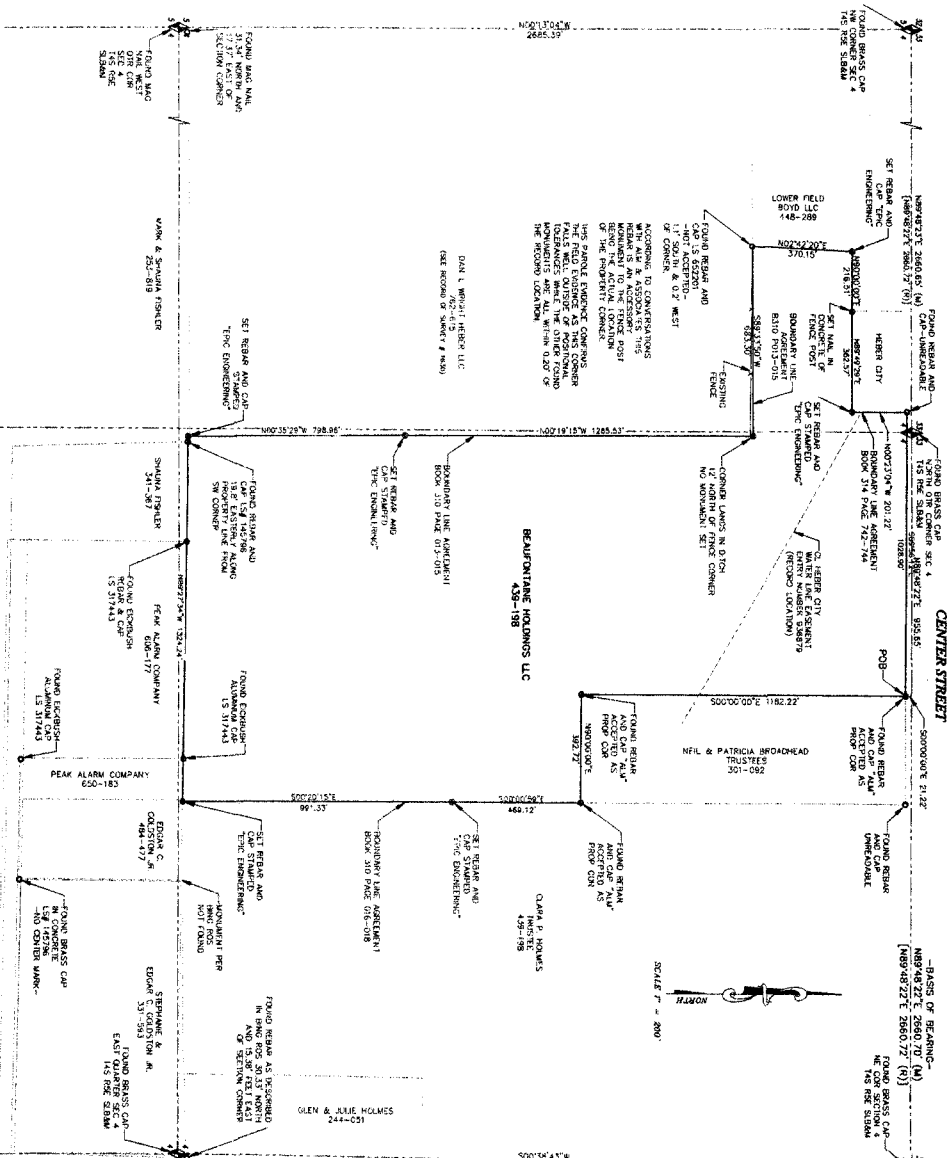
(Seal)



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**LEGEND**

- FOUND SECTION CORNER
- SET REBAR AND CAP STAMPED "EPC ENGINEERING"
- FOUND BOUNDARY MARKER AS DESCRIBED
- WEISSARD
- RECORDED



**EPC Engineering**

3341 SOUTH 4000 WEST  
 SALT LAKE CITY, UTAH 84120  
 (801) 586-9066

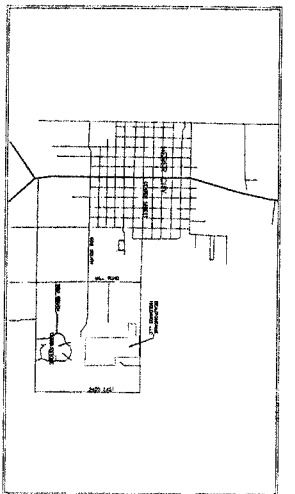
50 EAST 100 SOUTH  
 HEARST CITY, UTAH 84040  
 (435) 684-6600

NE 1/4 & NW 1/4 OF SECTION 4, T.4S. R.5E. S.18RM

**BEAUFORTIAN HOLDINGS LLC**

**RECORD OF SURVEY**

PREPARED BY	DATE
RECORDED	21 JAN 08
SHEET	1 OF 1



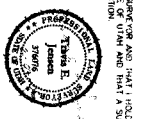
**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT LOCATED NORTH 89°48'27" EAST ALONG THE SECTION LINE 956.56 FEET AND EAST ALONG THE BOUNDARY CORNER OF SECTION 4, T.4S. R.5E. S.18RM... (Detailed boundary description text follows, including bearings and distances for all four sides of the plot.)

**RECORD OF SURVEY**  
**BEAUFORTIAN HOLDINGS LLC**  
**SUBJECTORS CERTIFICATE**

**WARRANTY**

THE ENGINEERING WAS DONE BY ME OR BY ME UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF ME AND I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD IN FULL PAYMENT OF MY FEES AND COSTS THE NECESSARY RECORDS AND THAT I HOLD IN FULL PAYMENT OF MY FEES AND COSTS THE NECESSARY RECORDS AND THAT I HOLD IN FULL PAYMENT OF MY FEES AND COSTS THE NECESSARY RECORDS...



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