

Ent 550860 Bk 1490 Pg 1335-1338
Date: 04-OCT-2024 12:19:14PM
Fee: \$40.00 Check Filed By: LA
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: AJ FIRESIDE PARK CITY

WHEN RECORDED RETURN TO:

Jordanelle Special Service District
P.O. Box 519
Heber City, Utah 84032

Space above for County Recorder's Use
Affects Portion of Tax Parcel Nos: Benloch Ranch Phase 1C Parcel B, 00-0021-6890, 00-0002-
9371

GRANT OF EASEMENT
Water, Sewer & Access Easement

THIS GRANT OF EASEMENT is executed as of the 4th day of October, 2024,
by AJ Fireside Park City, a Utah Limited Liability company (together with its successors and
assigns, "Grantor"), with an address of P.O Box 1749, Wilson, WY 83014, in favor of Jordanelle
Special Service District, a Utah special service district, with an address of P.O. Box 519, 5780
North Old Highway 40, Heber City, Utah (together with its successors and assigns, "Grantee"),
with reference to the following:

FOR GOOD AND VALUABLE CONSIDERATION, Grantor hereby grants and conveys
to Grantee a perpetual easement and right of way (the "Easement") for the construction, alteration,
improvement, repair, enlargement, rebuilding, inspection and maintenance of an underground
water pipeline or pipelines together with all related equipment, facilities and appurtenances
connected therewith in, under, across and over the portion of Grantor's real property in Wasatch
County, State of Utah (the "Easement Parcel"), more particularly described on Exhibit A attached
hereto and made a part hereof.

Grantor also grants to Grantee all rights of ingress and egress on, over, across, under, over
and through the Easement Parcel and Grantor's adjacent real property for unrestricted passage of
vehicles and pedestrians necessary or convenient for the full and complete use, occupation and
enjoyment of the Easement, and all rights and privileges incident thereto. Grantor covenants for
the benefit of Grantee, its successors and assigns, that no building, structure or other improvements
will be constructed or placed on or within the Easement Parcel such prohibited structures and
improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing,
storage facilities, parking canopies, and other facilities.

The easements, rights and obligations of the parties hereto shall run with the land and be
binding upon and shall benefit their respective heirs, successors and assigns.

This instrument shall be governed by and construed in accordance with and interpreted
under the laws of the State of Utah, without giving effect to principles governing conflict of laws.

IN WITNESS WHEREOF, Grantor executed this instrument as of the date first written above.

GRANTOR:

AJ Fireside Park City,
a Utah Limited Liability company

By: J Mackay
Name: JAMIE MACKAY
Title: PRESIDENT

STATE OF UTAH)
: ss.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 4th day of October,
2024 by Jamie Mackay, the President of AJ Fireside Park City, a Utah Limited
Liability company.

My Commission Expires:

09/23/2026

Zaveli Sanchez
NOTARY PUBLIC
Residing at: 20 N Main St
Heber City UT 84032

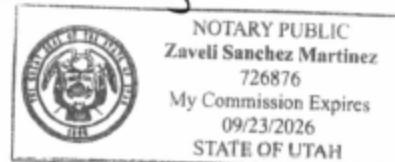


EXHIBIT A
TO
GRANT OF EASEMENT
Water, Sewer & Access Easement

(Legal Description of Easement Parcel)

The real property referenced in the Easement as the Easement Parcel is located in Wasatch County, Utah and more particularly described as:

A parcel of land being a variable width easement located in the Northwest quarter of Section 2, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah. More particularly described as follows:

Beginning at a point on the easterly line of Fireside Drive, said point being North 89°29'28" East 2,406.03 feet along the Section Line and North 00°30'32" West 63.65 feet from the Northwest Corner of said Section 2, and running thence;

Beginning along a curve to the left, of which the radius point lies S84°23'21"W, a radial distance of 155.00 feet; thence Northerly along the arc, through a central angle of 27°45'20", a distance of 75.09 feet; thence along a line non-tangent to said curve, N15°13'01"E, a distance of 200.75 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S78°54'09"E, a radial distance of 135.81 feet; thence Northeasterly along the arc, through a central angle of 76°30'03", a distance of 181.33 feet; thence along a line non-tangent to said curve, N87°27'48"E, a distance of 129.24 feet to a point of curve to the left having a radius of 35.00 feet and a central angle of 24°02'35"; thence Easterly along the arc a distance of 14.69 feet; thence N63°25'14"E, a distance of 146.44 feet; thence N76°59'58"E, a distance of 398.52 feet; thence S83°09'44"E, a distance of 246.60 feet to a point of curve to the left having a radius of 47.65 feet and a central angle of 55°42'44"; thence Easterly along the arc a distance of 46.33 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S40°54'56"E, a radial distance of 108.53 feet; thence Easterly along the arc, through a central angle of 52°57'04", a distance of 100.30 feet; thence along a line non-tangent to said curve, S81°25'29"E, a distance of 35.18 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S08°25'29"W, a radial distance of 98.40 feet; thence Southeasterly along the arc, through a central angle of 49°01'35", a distance of 84.19 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N50°04'55"E, a radial distance of 161.49 feet; thence Southeasterly along the arc, through a central angle of 34°26'48", a distance of 97.09 feet; thence along a line non-tangent to said curve, North, a distance of 5.21 feet; thence N82°47'47"E, a distance

of 151.45 feet; thence N07°35'58"W, a distance of 180.16 feet; thence N82°24'02"E, a distance of 79.78 feet; thence S13°27'55"E, a distance of 200.85 feet; thence S28°05'27"W, a distance of 99.45 feet; thence S82°47'47"W, a distance of 207.09 feet; thence North, a distance of 46.62 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N08°59'38"E, a radial distance of 1,196.41 feet; thence Westerly along the arc, through a central angle of 03°47'46", a distance of 79.27 feet; thence along a line non-tangent to said curve, N29°05'21"W, a distance of 69.08 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S60°50'47"W, a radial distance of 60.97 feet; thence Northwesterly along the arc, through a central angle of 51°37'10", a distance of 54.93 feet; thence along a line non-tangent to said curve, N81°25'29"W, a distance of 37.57 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S12°12'31"W, a radial distance of 68.18 feet; thence Westerly along the arc, through a central angle of 50°49'15", a distance of 60.48 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N49°55'07"W, a radial distance of 79.94 feet; thence Westerly along the arc, through a central angle of 60°16'18", a distance of 84.09 feet; thence along a line non-tangent to said curve, N83°09'44"W, a distance of 229.68 feet; thence S88°31'53"W, a distance of 15.42 feet; thence S76°59'58"W, a distance of 112.38 feet; thence N88°26'59"W, a distance of 45.61 feet; thence S69°08'55"W, a distance of 366.14 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N07°12'47"W, a radial distance of 211.03 feet; thence Westerly along the arc, through a central angle of 03°51'43", a distance of 14.22 feet; thence along a line non-tangent to said curve, S87°18'42"W, a distance of 145.28 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S02°21'26"E, a radial distance of 95.81 feet; thence Southwesterly along the arc, through a central angle of 77°16'05", a distance of 129.21 feet; thence along a line non-tangent to said curve, S14°42'27"W, a distance of 9.73 feet; thence S69°08'55"W, a distance of 7.19 feet; thence S15°33'27"W, a distance of 176.86 feet; thence S20°51'05"E, a distance of 14.56 feet; thence S14°42'27"W, a distance of 60.96 feet to the POINT OF BEGINNING.

Containing 109,740.52 square feet or 2.5193 acres, more or less.