

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: 00-0021-7326

GRANT OF EASEMENT
Access and Utility Easement

THIS GRANT OF EASEMENT is executed as of the 4th day of October, 2024 by Benloch Ranch Land Company II, 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.

EXHIBIT A
TO
GRANT OF EASEMENT
(Name type of utility)

Access and Utility Easement

A strip of land located in the Northwest quarter of Section 2, Township 2 South, Range A parcel of land located in the Northeast quarter of Section 3, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah. A 37 feet wide strip of land being 18.5 feet on either side of the following described centerline:

Beginning at a point South 89°35'11" West 530.67 feet along the North Section Line and South 00°24'49" East 2,424.61 feet from the Northeast Corner of said Section 3, and running thence;

thence North 67°41'00" East 50.82 feet;
thence North 64°15'02" East 31.79 feet;
thence North 60°41'17" East 16.98 feet;
thence North 52°07'15" East 50.42 feet;
thence North 51°24'27" East 40.04 feet;
thence North 57°30'02" East 14.25 feet;
thence North 61°56'14" East 14.38 feet;
thence North 79°02'13" East 24.14 feet;
thence continue Easterly along said line,
24.14 feet; thence North 78°37'48" East 13.53 feet to the Terminus.

Containing 10,398 square feet or 0.239 acres more or less.