

Ent 550863 Bk 1490 Pg 1346-1349
Date: 04-OCT-2024 12:21:14PM
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: 00-0016-4108,00-0020-6338

GRANT OF EASEMENT
Water and Sewer 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: [Signature]
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

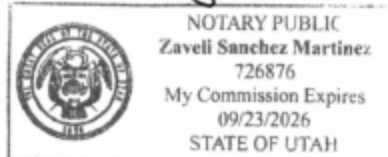


EXHIBIT A
TO
GRANT OF EASEMENT
Water and Sewer Easement

(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 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 North line of said Section 2, said point being North 89°29'28" East 1,395.41 feet along the section line from the Northwest Corner of said Section 2, and running thence;

North 10°56'38" West 255.29 feet;
thence North 87°18'50" East 30.31 feet;
thence South 10°56'38" East 319.22 feet;
thence South 86°38'17" East 193.35 feet;
thence South 82°11'44" East 21.06 feet;
thence South 77°39'18" East 293.45 feet;
thence South 72°52'40" West 3.18 feet;
thence Southwesterly along the arc of curve to the left a distance of 78.15 feet having a radius of 230.00 feet a central angle of 19°28'07" and chord bearing and distance of South 63°14'07" West 77.78 feet;
thence North 76°18'56" West 234.31 feet;
thence North 86°28'48" West 114.88 feet;
thence South 13°20'00" West 89.60 feet;
thence North 79°01'49" East 31.52 feet;
thence South 10°58'11" East 30.00 feet;
thence South 79°01'49" West 45.07 feet;
thence South 13°20'00" West 689.89 feet;
thence Westerly along the arc of curve to the right a distance of 101.53 feet having a radius of 595.00 feet a central angle of 09°46'35" and chord bearing and distance of North 72°43'18" West 101.40 feet;
thence North 10°39'03" East 866.09 feet;
thence North 10°56'38" West 21.38 feet to the Point of Beginning.

Containing 130,649 square feet or 2.999 acres, more or less.