

**WHEN RECORDED RETURN TO:**

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

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*Space above for County Recorder's Use*

Affects Portion of Tax Parcel Nos: 00-0007-6880,00-0007-6898

**GRANT OF EASEMENT**  
Access Easement

THIS GRANT OF EASEMENT is executed as of the 4<sup>th</sup> day of October, 2024 by AJ Fireside Park City, LLC, a Utah Limited Liability Company, (together with its successors and assigns, "**Grantor**"), with an address of P.O. Box 1749, Wilson, Wyoming, 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, LLC,  
a Utah Limited Liability Company

By: [Signature]

Name: JAMIE MACKAY

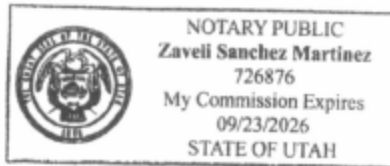
Title: PRESIDENT

STATE OF UTAH )  
 ) ss.  
COUNTY OF Wasatch )

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

[Signature]  
NOTARY PUBLIC  
Residing at: 20 N Main St  
Heber City UT 84032

My Commission Expires:  
09/23/2026



**EXHIBIT A**  
**TO**  
**GRANT OF EASEMENT**  
Access Easement

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(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 20.00 foot wide easement, 10.00 feet on either side of the centerline, more particularly described as follows:

Beginning at a point which is S89°35'11"W 718.61 and S00°24'49"W 2363.99 feet from the northeast corner of section 3, township 2 south, range 5 east, salt lake base and meridian, that same point being the beginning of a curve to the left, of which the radius point lies S.08°23'08"E., a radial distance of 200.00 feet; thence Westerly along the arc, through a central angle of 20°41'06", a distance of 72.20 feet; thence S.60°55'46"W., a distance of 159.63 feet to a point of curve to the left having a radius of 200.00 feet and a central angle of 29°28'05"; thence Southwesterly along the arc a distance of 102.86 feet; thence S.31°27'41"W., a distance of 110.53 feet to a point of curve to the right having a radius of 200.00 feet and a central angle of 24°26'45"; thence Southwesterly along the arc a distance of 85.33 feet; thence S.55°54'25"W., a distance of 161.08 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 45°57'23"; thence Southwesterly along the arc a distance of 120.31 feet; thence S.09°57'02"W., a distance of 79.77 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 50°36'27"; thence Southerly along the arc a distance of 132.49 feet; thence S.40°39'24"E., a distance of 40.88 feet to a point of curve to the right having a radius of 150.00 feet and a central angle of 39°13'03"; thence Southerly along the arc a distance of 102.67 feet; thence S.01°26'21"E., a distance of 74.48 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 40°20'44"; thence Southerly along the arc a distance of 105.62 feet; thence S.41°47'05"E., a distance of 110.64 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.48°30'35"E., a radial distance of 473.94 feet; thence Southeasterly along the arc, through a central angle of 36°30'30", a distance of 301.99 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.14°20'03"W., a radial distance of 438.44 feet; thence Southeasterly along the arc, through a central angle of 24°25'25", a distance of 186.90 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.39°05'20"E., a radial distance of 414.93 feet; thence Easterly along the arc, through a central angle of 36°18'26", a distance of 262.93 feet; thence along a line non-tangent to said curve, S.89°05'39"E., a distance of 169.74 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.01°34'29"W., a radial distance of 473.90 feet; thence Easterly along the arc, through a central angle of 22°02'51", a distance of 182.36 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.23°03'32"E., a radial distance of 1,104.86 feet; thence Easterly along the arc, through a central angle of 11°25'36", a distance of 220.34 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.11°54'16"W., a radial distance of 324.23 feet; thence Easterly along the arc, through a central angle of 14°46'40", a distance of

83.62 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.27°59'05"E., a radial distance of 373.66 feet; thence Easterly along the arc, through a central angle of 22°01'52", a distance of 143.68 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.01°04'51"W., a radial distance of 220.24 feet; thence Easterly along the arc, through a central angle of 34°05'43", a distance of 131.06 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.34°54'51"E., a radial distance of 627.83 feet; thence Easterly along the arc, through a central angle of 28°08'47", a distance of 308.42 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.01°35'26"W., a radial distance of 431.15 feet; thence Easterly along the arc, through a central angle of 39°31'12", a distance of 297.39 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.44°07'54"E., a radial distance of 131.24 feet; thence Easterly along the arc, through a central angle of 57°49'22", a distance of 132.44 feet; thence along a line non-tangent to said curve, N.75°35'21"E., a distance of 32.28 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.14°20'05"E., a radial distance of 135.11 feet; thence Easterly along the arc, through a central angle of 56°16'37", a distance of 132.71 feet; thence along a line non-tangent to said curve, S.51°22'03"E., a distance of 96.49 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.29°09'10"E., a radial distance of 130.62 feet; thence Easterly along the arc, through a central angle of 16°53'57", a distance of 38.53 feet to the POINT OF ENDING.