

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
Utility and Tank Access 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
Utility and Tank 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 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. More particularly described as follows:

Beginning at a point South 89°35'11" West 718.61 feet along the North Section Line and South 00°24'49" East 2,363.99 feet from the Northeast Corner of said Section 3, and running thence;

South 22°34'15" West 126.52 feet;
thence South 76.31 feet;
thence South 57°10'30" East 119.49 feet;
thence North 55°08'01" East 179.52 feet;
thence North 11°24'32" East 51.06 feet;
thence North 25°38'10" West 32.01 feet;
thence North 24°00'04" West 108.04 feet;
thence South 81°36'52" West 153.09 feet to the Point of Beginning.

Containing 50,801 square feet or 1.166 acres, more or less.