

Ent 550867 Bk 1490 Pt 1361-1363
Date: 04-OCT-2024 12:25:26PM
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: 00-0021-5552

GRANT OF EASEMENT
Sewer 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.

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

GRANTOR:

Benloch Ranch Land Company II,
a Utah Limited Liability company

By: Jamie 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 Benloch Ranch Land Company II, 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

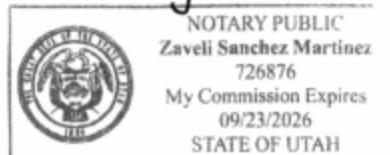


EXHIBIT A
TO
GRANT OF EASEMENT
Sewer Easement

(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 being 30' feet, its exterior more particularly described as follows:

Beginning at a point on the westerly line of Fireside Drive, said point being North 89°29'28" East 1,641.35 feet along the Section Line and South 00°30'32" East 1,077.54 feet from the Northwest Corner of said Section 2, and running thence;

South 09°29'34" West 19.50 feet;

thence Southerly along the arc of curve to the left a distance of 26.29 feet having a radius of 150.00 feet a central angle of 10°02'34" and chord bearing and distance of South 04°28'17" West 26.26 feet;

thence southwesterly along the arc of curve to the left a distance of 37.02 feet having a radius of 132.37 feet a central angle of 16°01'26" and chord bearing and distance of South 32°30'37" West 36.90 feet;

thence South 14°29'20" West 183.15 feet;

thence westerly along the arc of curve to the left a distance of 22.24 feet having a radius of 60.00 feet a central angle of 21°14'30" and chord bearing and distance of North 67°46'30" West 22.12 feet;

thence North 78°23'44" West 8.09 feet;

thence North 14°29'20" East 183.07 feet;

thence northeasterly along the arc of curve to the right a distance of 86.46 feet having a radius of 162.37 feet a central angle of 30°30'38" and chord bearing and distance of North 38°46'46" East 85.45 feet to the Point of Beginning.

Containing 7,305 square feet or 0.168 acres, more or less.