

WHEN RECORDED RETURN TO:
W.S. Mickelsen
Draper Irrigation Co.
PO Box 275
Draper UT 84020

6101511
06/15/95 12:48 PM 25.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
VAN COTT, BAGLEY, CORNWALL
AND MCCARTHY
REC BY: D KILPACK DEPUTY - WI

EASEMENT GRANT

6101511

For a valuable and consideration the receipt of which is hereby acknowledged Fort Douglas Hidden Valley Country Club (hereinafter referred to as "Grantor") does hereby grant, bargain, sale, transfer and convey jointly and severally unto Draper Irrigation Company (hereinafter referred to as "Grantee") its successors and assigns a perpetual easement. To lay, maintain, operate, repair, inspect, protect, install, remove and replace pipelines, valves, valve boxes and other distribution structures and appurtenances including repair access to any area which may be affected in the event of pipeline failure hereinafter called facilities, over, across, through and above. The following described Easements 1 through 6 all of which are located in Salt Lake County, State of Utah and more particularly described as follows:

EASEMENT #1

A perpetual easement 20 feet in width, 10 feet on each side of the center line of the facilities, said center line described as:

Beginning at a point which is North 89°57'34" West 887.22 feet along the Section line from the Northeast Corner of Section 28, Township 3 South, Range 1 East, Salt Lake Meridian and running thence South 28°51'31" West 695.97 feet to a water meter, thence South 13°08'08" West 275.40 feet to a point, thence South 4°17'28" West 479.95 feet to a point, thence South 0°21'28" West 1342.16 feet, more or less to the South Boundary of the Fort Douglas/Hidden Valley Country Club.

EASEMENT #2

A perpetual easement described as:

Beginning at a point which is North 89°57'34" West 887.22 feet along the section line from the Northeast corner of Section 28, Township 3 South, Range 1 East, Salt Lake Meridian; thence South 35 feet, thence North 89°57'34" West 231.93 feet, more or less, thence North 35 feet to the North line of said Section 28; thence South 89°57'34" East along said section line 231.93 feet, more or less, to the point of beginning (0.1 acres, more or less).

EASEMENT #3

A perpetual easement described as:

Beginning at a point which is the North quarter corner of Section 28, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence North 89°55'34" East along the section line 1540.00 feet, more or less, thence South 35 feet, thence South 89°55'34" West 1540.00 feet, more or less, thence North 35 feet to beginning. (1.24 acres more or less)

EASEMENT #4

A perpetual easement 43 feet in width, with 19 feet on the East side and 24 feet of the West side of the center line of an existing rock lined waterway, said center line described as:

Beginning at a point North 89°55'34" West 1131.90 feet from the Northeast corner of Section 28, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence South 42°46'29" West 2188.20 feet to the West boundary of the Fort Douglas/Hidden Valley Country Club.

Grantor reserves the right to change the location of the above-describe easement #4 as it relates to the location of the rock-lined ditch as specified in this Easement.

EASEMENT #5

A perpetual easement 20 feet in width, with 10 feet of either side of the center line of the facilities, said center line described as:

Beginning at a point South 4°53'23" West 1498.73 feet from the North quarter corner of Section 28, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence South 14°53'23" West 201.68 feet, thence South 9°37'45" West 367.64 feet, thence South 0°19'19" East 39.5 feet, more or less, to the west boundary of the Fort Douglas/Hidden Valley Country Club.

EASEMENT #6

Commencing at the Southeast corner of Section 21, Township 3 South, Range 1 East, Salt Lake Meridian; Thence North 89 Degrees 55 Minutes 34 Seconds West along the section line, a distance of 1133.76 feet to a point and the true POINT OF BEGINNING;

Thence North 89 Degrees 55 Minutes 34 Seconds West, a distance of 44.34 feet to a point; Thence North 42 Degrees 55 Minutes 52 Seconds East, a distance of 717.75 feet to a point; Thence North 46 Degrees 45 Minutes 01 Seconds East, a distance of 65.83 feet to a point; Thence North 42 Degrees 08 Minutes 10 Seconds East, a distance of 108.90 feet to a point; Thence North 41 Degrees 06 Minutes 30 Seconds East, a distance of 114.50 feet to a point; Thence North 35 Degrees 39 Minutes 23 Seconds East, a distance of 73.77 feet to a point; Thence North 40 Degrees 59 Minutes 11 Seconds East, a distance of 48.15 feet to a point; Thence South 75 Degrees 40 Minutes 51 Seconds East along the South boundary of HICKORY VALLEY ESTATES SUBDIVISION, a distance of 22.21 feet to the Southeast corner of the HICKORY VALLEY ESTATES SUBDIVISION; Thence South 39 Degrees 02 Minutes 27 Seconds West along the west boundary of OAK GROVE AT HIDDEN VALLEY SUBDIVISION, a distance of 157.16 feet to a point; Thence South 39 Degrees 02 Minutes 27 Seconds West along the West boundary of Gardner property described in Book 6076, Page 799, a distance of 331.46 feet to a point on the North boundary of the HIDDEN OAKS PHASE 4 PLANNED UNIT DEVELOPMENT; Thence North 89 Degrees 53 Minutes 47 Seconds West, a distance of 10.65 feet to the Northwest corner of the HIDDEN OAKS PHASE 4 PLANNED UNIT DEVELOPMENT; Thence South 42 Degrees 48 Minutes 42

Seconds West, a distance of 618.96 feet to the POINT OF BEGINNING.

Containing 32378.96 square feet or 0.74 acres, more or less.

Together with the right for Grantee, its representatives, agents and assigns for ingress and egress to and from the described easements across the Fort Douglas Hidden Valley Country Club property provided that such ingress and egress shall be limited to the purposes and activity for which each such specific easement has been granted.

Provided further that Grantor reserves the right to relocate the easement described as Easement 4 to run water through that portion of Easement #4 which constitutes the rock-lined ditch to establish a pond or other impound facility on the easement to collect water from the rock-lined ditch and to recirculate water through the rock-lined ditch from the pond provided that any realignment of the rock-lined ditch, installation of pond or recirculation of water shall not limit the carrying capacity of the rock-lined ditch to a quantity less than the rock-lined ditch capacity as of the date of this easement. And, provided further that if Grantor elects to relocate the rock-lined ditch, Grantor will not alter, interfere with or change the location of the existing irrigation pipe installed in Easement #4.

Grantor shall not build or construct nor permit to be built or constructed any buildings or other improvement over any

of the easements which would interfere with Grantee's use nor change the contour thereof without consent of the Grantee in writing, which consent shall not be unreasonably withheld.

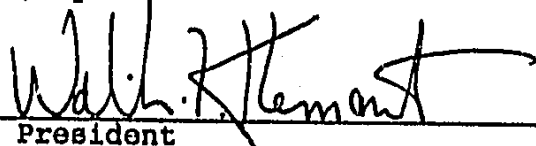
Grantee, as part of the consideration of this easement, shall be responsible for any damage to Grantor's property caused by Grantee, its employees, agents, contractors, or invitees to the area on or outside of the easements granted herein. And to the extent such property is damaged, Grantee shall restore the damaged property to its condition immediately prior to such damage.

The easements described here shall be for the benefit of the Grantee, its heirs, successors and assigns.

Grantee, its representatives, agents and assigns shall have the right for ingress and egress to and from the described easements across the Fort Douglas Hidden Valley Country Club property, provided that such ingress and egress shall be limited to the purposes and activities for which each specific easement to be accessed is maintained and used as described in this Easement.

IN WITNESS WHEREOF, the GRANTORS have executed this
19 day of May, 1995.

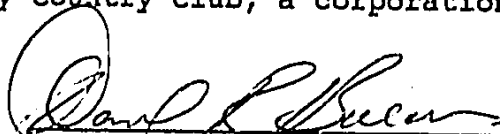
FORT DOUGLAS-HIDDEN VALLEY COUNTRY
CLUB, By:



Its President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me
this 15th day of December, 1995, by Walt Klement, the President
of Fort Douglas-Hidden Valley Country Club, a corporation.



NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires:

6-11-96

