

**RECORDING REQUESTED BY  
AND AFTER RECORDING RETURN TO:**

Oquirrh Point Improvement District  
13 Pier Place  
Stansbury Park, UT 84074  
Attn: Joseph White

187385-DWP

Tax ID No. 19-079-0-0012

**ASSIGNMENT  
OF  
RIGHT-OF-WAY AND EASEMENT GRANT**

This ASSIGNMENT OF RIGHT-OF-WAY AND EASEMENT GRANT (this “Assignment”) is entered into by and between Meadowbrook Water Users Association, a Utah corporation (“Assignor”) and Oquirrh Point Improvement District, a Utah special district (“Assignee”).

A. On or around August 31, 2018, Utah Youth Village, Inc., d.b.a Meadowbrook Ranch Estates (“Original Grantor”) executed a Right-of-Way and Easement Grant (the “Easement Grant”), pursuant to which Original Grantor granted Assignor a water easement with respect to the real property contemplated therein. The Easement Grant was recorded in the Tooele County Recorder’s Office on September 4, 2018 as Entry No. 473559.

B. In conjunction with Assignee’s acquisition of substantially all of the operating assets of Assignor, Assignor desires to transfer and assign to Assignee, and Assignee desires to expressly receive, assume and accept from Assignor, all of Assignor’s rights and interests in and to the Easement Grant, as provided herein.

NOW THEREFORE, in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby declares as follows:

1. **Assignment.** Assignor does hereby transfer, assign and convey to Assignee, and Assignee does hereby receive, assume and accept from Assignor, all of Assignor’s right, title, interest, obligations, covenants and agreement relating to, concerning, or arising out of the Easement Grant. A copy of the Easement Grant is attached hereto and incorporated by reference herein.

2. **Governing Law; Disputes.** This Assignment shall be governed by and construed in accordance with the laws of the State of Utah. In the event of any legal dispute regarding the interpretation or enforcement of this Assignment, the prevailing party shall be entitled to recover from the losing party all of the prevailing party’s costs and expenses, including court costs and reasonable attorneys’ fees.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date signed below.

**ASSIGNOR:**

MEADOWBROOK WATER USERS  
ASSOCIATION, a Utah nonprofit corporation

By:   
Name: Chris Meacham  
Title: President

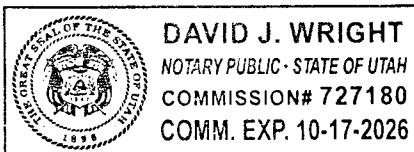
**ASSIGNEE:**

## OQUIRRH POINT IMPROVEMENT DISTRICT, a Utah special district

By: Dell Nichols  
Name: Dell Nichols  
Title: Chairman

STATE OF UTAH )  
COUNTY OF Davis )

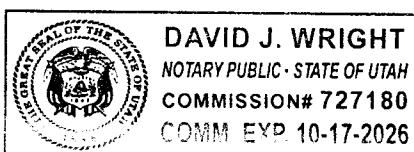
On this 25 day of February 2025, personally appeared before me, the undersigned Notary Public, Chris Meacham, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public Seal

STATE OF UTAH )  
COUNTY OF DAVIS ) :SS

On this 15 day of February 2025, personally appeared before me, the undersigned Notary Public, Dell Nichols, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY PUBLIC

**EXHIBIT 'A'**

**RIGHT OF WAY EASEMENT GRANT, ENTRY 473559**

WHEN RECORDED MAIL TO:

Meadowbrook Water Users Assoc.  
5800 So. Highland Drive  
Holladay, Utah 84121

Entry #: 473559  
09/04/2018 01:09:01 PM EASEMENT  
Page: 1 of 4  
FEE \$16.00 BY UTAH YOUTH VILLAGE  
Jerry Houghton, Tooele County Recorder

*Space above for County Recorder's use*  
PARCEL I.D.# 19-079-0-0012

## RIGHT-OF-WAY AND EASEMENT GRANT

UTAH YOUTH VILLAGE, INC. d.b.a. Meadowbrook Ranch Estates, a Utah corporation, "Grantor", does hereby grant, convey and warrant to the Meadowbrook Water Users Association, a Utah corporation, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual right-of-way and easement to access, construct, lay, maintain, operate, repair, service, alter, inspect, protect, make connections to, remove and replace pipelines, pumps, pump stations, valves, valve boxes, power lines, power panels, wells, pump houses, storage tanks, and related equipment and facilities (hereinafter collectively called the "Water Easement"), under, over, through and across the following described land and premises situated in the County of Tooele, State of Utah, and more particularly described as follows, to-wit:

A STRIP OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GRANTOR'S PROPERTY, SAID POINT BEING NORTH 89°43'24" EAST 2702.56 FEET ALONG THE EAST-WEST QUARTER SECTION LINE AND SOUTH 0°16'36" EAST 622.66 FEET FROM THE MONUMENT AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MEADOWBROOK DRIVE ALSO BEING THE NORTHEAST CORNER OF GRANTOR'S PROPERTY, AND RUNNING THENCE SOUTH 0°21'18" EAST 699.73 FEET TO A POINT ON GRANTOR'S SOUTH PROPERTY LINE; THENCE SOUTH 89°43'13" WEST 164.00 FEET ALONG GRANTOR'S SOUTH PROPERTY LINE; THENCE NORTH 0°21'18" WEST 699.74 FEET TO A POINT ON GRANTOR'S NORTH PROPERTY LINE BEING ALSO THE SOUTH RIGHT OF WAY LINE OF MEADOWBROOK DRIVE; THENCE NORTH 89°43'24" EAST 164.00 FEET TO THE POINT OF BEGINNING. ("Lot 12 of the Meadowbrook Ranch Subdivision")

CONTAINS: 114,757 SQUARE FEET, OR 2.63 ACRE IN LOT 12 OF THE MEADOWBROOK SUBDIVISION. A MAP OF SAID WATER EASEMENT IS ATTACHED HERETO, ENTITLED EXHIBIT "A," AND IS INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, so long as the Water Easement shall be utilized and maintained in connection with the purposes set

forth herein, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, service, make connections to, remove and replace and components of the Meadowbrook Water System. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the water pipeline. Grantor shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere, in any way, with the Water Easement or any other rights or interests granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor does hereby covenant, warrant and agree as follows:

1. Grantor shall not build or construct, nor permit to be built or constructed, over or across the core components of the MWUA water system, any building, structure retaining walls, rock walls, footings or improvement which impairs in any way Grantee's right to access, operate, maintain, repair and replace the Water Easement. Nothing herein shall be construed as prohibiting the Grantor or its successors in interest in placing a driveway or access road of concrete or asphalt on the easement or in otherwise creating reasonable landscaping, grazing and caring for livestock, including fencing and creating recreational or sporting areas within the easement.
2. Grantor shall not change the contour within the right-of-way without prior written consent of Grantee.
3. Grantor shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may interfere with and/or damage the core components of the MWUA water system.
4. Grantor shall not place personal property within the right-of-way that impairs in any way Grantee's right to access, operate, maintain, repair and replace the Water Pipeline.
5. Grantee shall have the right to cut and remove structures, timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation except that Grantee shall repair damages to a driveway or other reasonable landscaping to its pre-disruption status at no cost to the Grantor.
6. Grantee agrees to indemnify, hold harmless and defend Grantor, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including

attorney's fees, arising out of or by any reason of Grantee's use of the easement or any activities conducted thereon by Grantee, its agents, employees, invitees or as a result of Grantee's negligence.

7. Grantor agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor, its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

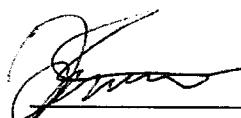
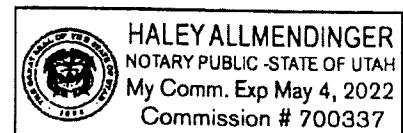
WITNESS the execution hereof this 31st day of August, 2018.

UTAH YOUTH VILLAGE, INC. d.b.a.  
Meadowbrook Ranch Estates

Eric W. Bjorklund, President

STATE OF UTAH )  
                          )  
                          ) ss.  
COUNTY OF UTAH     )

On the 31<sup>st</sup> day of August, 2018 personally appeared before me Eric W. Bjorklund who, being duly sworn, did say that he is the President of Utah Youth Village, Inc. and that the foregoing instrument was signed on behalf of said corporation by authority of its bylaws.

Notary Public

