


When Recorded Return To:
Central Utah Water Conservancy District
355 West University Parkway
Orem, Utah 84058
Attention: District Engineer

CWP - Standard Form

ENT 65846:2011 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Sep 19 12:42 pm FEE 0.00 BY SS
RECORDED FOR CENTRAL UTAH WATER CONSERVA

(Above Space for Recorder's Use Only)

GRANT OF EASEMENT
(Individual)

Tom Higginson and Timpanogos Indoor Soccer, Inc., **GRANTOR**, for the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby bargain, sell, convey and grant to **CENTRAL UTAH WATER CONSERVANCY DISTRICT**, a political subdivision of the State of Utah, with its principal office located at 355 West University Parkway, Orem, Utah 84058-7303, **GRANTEE**, and its successors and assigns, the following easements:

Perpetual Easement

A nonexclusive and perpetual easement and right-of-way, together with the right of ingress and egress, for the ownership, location, survey, installation, construction, reconstruction, operation, inspection, maintenance, repair, renewal and replacement of underground water pipelines and all equipment and facilities related thereto (the "Water Facilities"), to be situated over, under, across and through the land of GRANTOR located in Utah County, State of Utah, said property (the "Perpetual Easement Property"), being more particularly described in EXHIBIT "A" attached hereto and incorporated by reference herein.

Temporary Construction Easement

A temporary construction easement and right -of-way, together with the right of ingress and egress, for the initial construction and installation of the Water Facilities, to be situated over, under, across and through the land of GRANTOR located in Utah County, State of Utah, said property (the "Construction Easement Property"), being more particularly described in EXHIBIT "A"

This Grant of Easement and related interests and rights granted hereunder create an equitable servitude on the Perpetual Easement Property and the Construction Easement Property and constitute a covenant running with said land which shall be binding upon GRANTOR, and its successors-in-interest and assigns.


This Grant of Easement is subject to the terms and conditions of that certain Agreement for Grant of Easement entered into by and between the GRANTOR and GRANTEE the 12th day of August, 2011

This Grant of Easement, and all rights, covenants and restrictions set forth herein may not be terminated, extended, modified or amended without the consent of GRANTOR and GRANTEE, and any

such termination, extension, modification or amendment shall be effective only upon recordation in the official records of Utah County, Utah, of a written document effecting the same, duly executed and acknowledged by GRANTOR and GRANTEE.


WITNESS THE HAND OF GRANTOR this 12th day of AUG, 2011.

GRANTOR:


Name: Tom Higginson

STATE OF UTAH)
Grand) : ss.
COUNTY OF UTAH)

On the 12 day of August, 2011, personally appeared before me Tom Higginson, the signer of the within instrument, who duly acknowledged to me they executed the same.


NOTARY PUBLIC

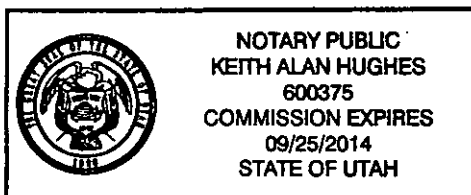
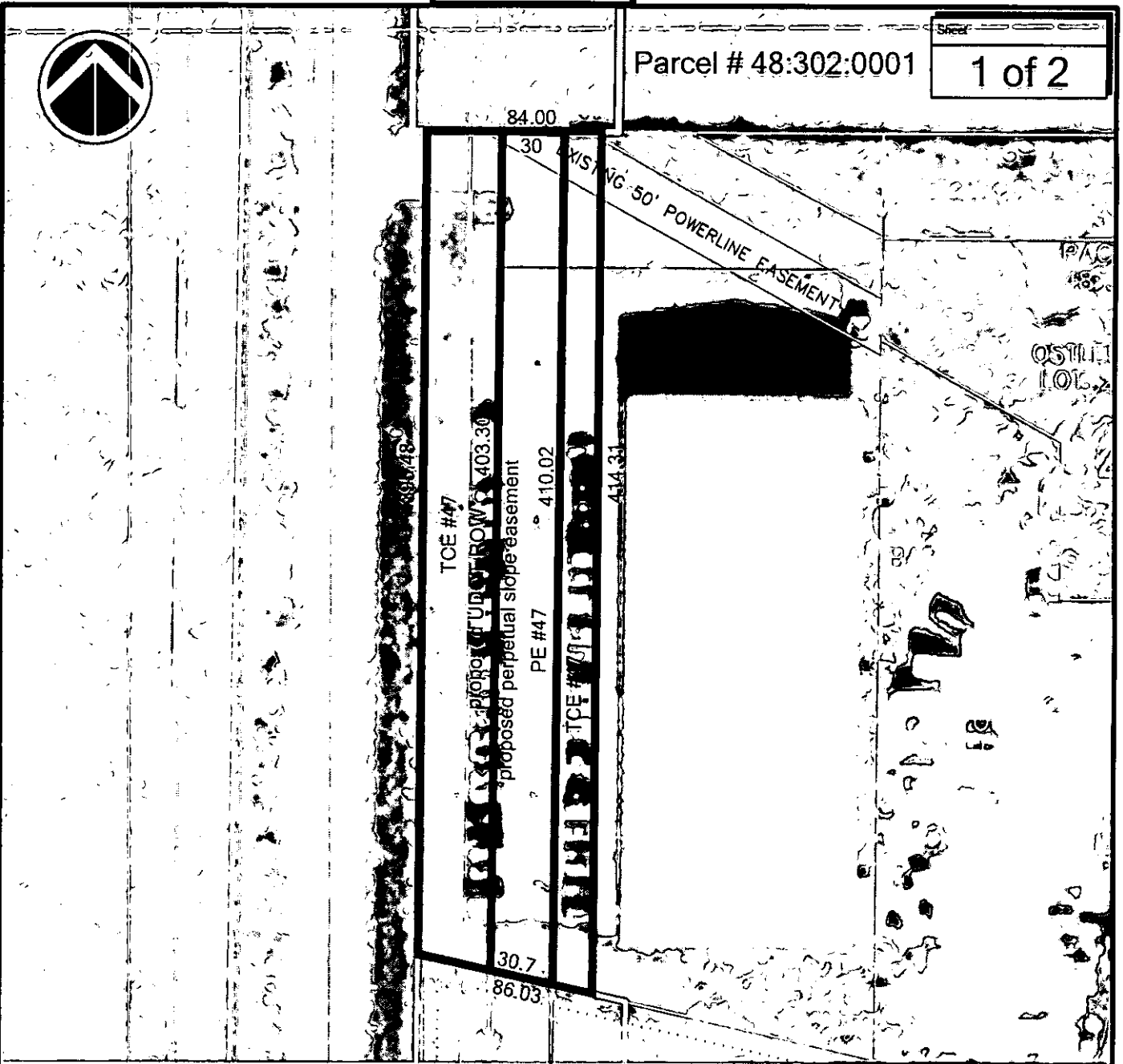


Exhibit A



Parcel # 48:302:0001

Sheet
1 of 2

CLIENT
MWH
10619 S. Jordan Gateway Suite 100
Salt Lake City, Utah
PHONE: 801-617-3200

TCE	34,011 SQUARE FEET
TCE (less PE)	21,811 SQUARE FEET
PE	12,200 SQUARE FEET

DATE OF ORIGINAL DRAWING: Apr. 10, 2010			
2			
1			
NO	REVISION	DATE	BY

DWNG BY	
RDF	
CHKD BY	
RDF	
PROJ. #	
100306	

PROJECT
Vineyard Segment (Waterline Easement)
Vineyard, Utah
SHEET TITLE
Parcel #47 (Higginson)

FLINT

LAND SURVEYING & CONSULTING INC.
P.O. BOX 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 448-1820
FAX: (801) 253-1488

Exhibit A



RECORD #
48:302:0001

Sheet
2 of 2

LEGAL DESCRIPTION OF: TCE 47

An appurtenant & Temporary Construction Easement, Located in the Southeast Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Utah County, State of Utah and being more particularly described as follows:

Commencing at a point which is 1718.06 feet S 89°18'28" W and 893.77 feet N 0°41'32" W, from the Southeast corner of said section and running thence, N 00° 23' 07" E for a distance of 395.48 feet; thence, S 89° 48' 00" E for a distance of 84.00 feet; thence, S 00° 23' 07" W for a distance of 414.31 feet; thence N 77° 09' 19" W a distance of 86.03 feet to the POINT OF BEGINNING; Containing 34,011 sqft more or less.

LEGAL DESCRIPTION OF: PE 47

An appurtenant & Permanent Utility Easement, Located in the Southeast Quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Utah County, State of Utah and being more particularly described as follows:

Commencing at a point which is 1683.37 feet S 89°18'28" W and 885.42 feet N 0°41'32" W, from the Southeast corner of said section and running thence, N 00° 35' 02" E for a distance of 403.30 feet; thence, S 89° 48' 00" E for a distance of 30.00 feet; thence, S 00° 35' 02" W for a distance of 410.02 feet; thence N 77° 09' 10" W a distance of 30.70 feet to the POINT OF BEGINNING; Containing 12,200 sqft more or less.

CLIENT	MWH
10619 S. Jordan Gateway Suite 100 Salt Lake City, Utah	
PHONE: 801-617-3200	

TCE	34,011 SQUARE FEET
TCE (less PE)	21,811 SQUARE FEET
PE	12,200 SQUARE FEET

DATE OF ORIGINAL DRAWING: Apr. 10, 2010			
2			
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NO	REVISION	DATE	BY

DWNG BY	RDF
CHCKD BY	RDF
PROJ. #	100306

PROJECT	Vineyard Segment (Waterline Easement)
	Vineyard, Utah
SHEET TITLE	Parcel #47 (Higginson)

FLINT

LAND SURVEYING & CONSULTING INC.

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SOUTH JORDAN, UT 84096
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FAX: (801) 253-1468