

When Recorded Return to:
West Point City
200 West 300 North
West Point, UT 84015

12-033-0012 pt NE-4-4N-2W
12-033-0018 pt flag legal for EASEMENT
12-033-0054 pt Range
12-033-0055 pt

RETURNED
JAN 07 2014

For and in consideration of ten (10) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by West Point City, created, organized and existing under the laws of the State of Utah having its principal place of business at 3200 West 300 North, West Point, UT 84015, County of Davis, State of Utah, hereinafter referred to as "GRANTEE," paid to MILLCREEK PARTNERS LLC AND TETON INVESTMENT HOLDING LP, the owner(s) of certain real property located in Davis County, Utah, hereinafter collectively and individually referred to as "GRANTOR"; GRANTOR HEREBY GRANTS, WARRANTS AND CONVEYS unto GRANTEE, its successors and assigns, a perpetual easement and right-of-way for the purpose of, but not limited to, installation, construction, operation, repair, removal, replacement, inspection, protection and maintenance of one or more water pipelines along with the necessary accessories and appurtenances used in connection therewith (hereinafter called "Facilities"), together with the right to enter upon GRANTOR'S premises for such purposes, in, on, over, under, through and along said portion of the land of GRANTOR or so much thereof as is traversed by the following easement and right-of-way located in Davis County, Utah, which is more particularly described as follows:

See Exhibits "EA1", "EA2", "EA3", "EA4", and "EA5" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto GRANTEE, its successors and assigns, in perpetuity, with the right of ingress and egress in GRANTEE, its officers, employees, representatives, agents, and assigns to enter upon the above-described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace the Facilities. During construction periods (including installation, repair, removal, replacement and maintenance activities), GRANTEE and its agents may use such portions of GRANTOR'S property along and adjacent to said easement and right-of-way as may reasonably be necessary in connection with the subject Facilities. GRANTEE or any contractor performing the work for GRANTEE shall restore all property through which the work traverses to substantially its original condition or as close thereto as is reasonably possible.

GRANTOR shall not build or construct or cause or allow to be built or constructed within, over or across the easement and right-of-way described herein any permanent or temporary buildings or structures, whether the same shall have been brought, placed or constructed upon the said premises by GRANTOR or by GRANTOR'S successors, guests, tenants, subsequent purchasers, assigns, invitees or anyone else, or change the contour thereof more than five (5) feet without the prior written consent of GRANTEE, in GRANTEE'S sole discretion.

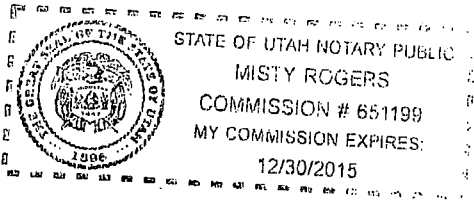
STATE OF UTAH)

COUNTY OF Davis)

: ss.

(Corporate)

On this 6 day of January, 2014, personally appeared before me
Gary Wright, the signer of the above instrument, who duly acknowledged to
me
that he is the Member of the Teton Investment Holdings and that he executed
the above instrument on behalf of the Teton Investment Holdings LP as such
member.



Misty Rogers
Notary Public

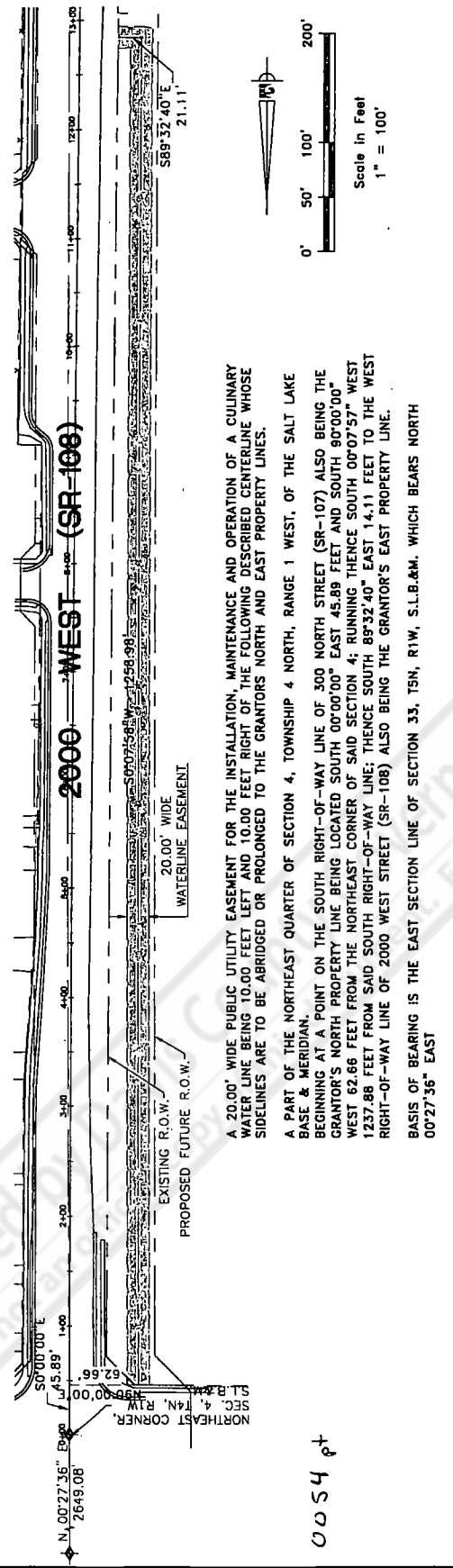
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Date	Description	Revision
7-17-2013	Scale 1" = 100'	
Designed DW		
Checked BD		
Drawn DW		

EASEMENT EXHIBIT
WEST POINT CITY IMPROVEMENTS
2000 WEST WATER LINE
WEST POINT, DAVIS COUNTY, UT

GARDNER ENGINEERING
1510 SOUTH 376 EAST • Ogden, UT 84403
PHONE (801) 478-0202 • FAX (801) 478-0988

E A 1

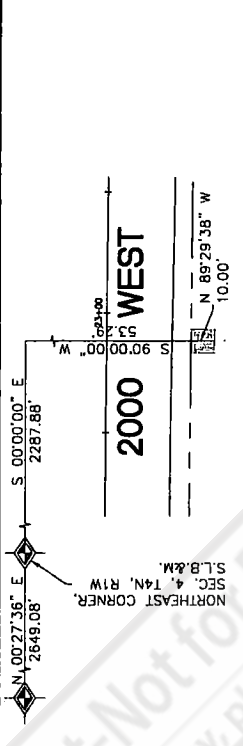


A 20.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A CULINARY WATER LINE BEING 10.00 FEET LEFT AND 10.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS NORTH AND EAST PROPERTY LINES.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 300 NORTH STREET (SR-107) ALSO BEING THE GRANTOR'S NORTH PROPERTY LINE BEING LOCATED SOUTH 00°00'00" EAST 45.89 FEET AND SOUTH 80°00'00" WEST 62.66 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE SOUTH 00°07'57" WEST 1237.88 FEET FROM SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°32'40" EAST 14.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 33, T5N, R1W, S.L.B.&M. WHICH BEARS NORTH 00°27'36" EAST

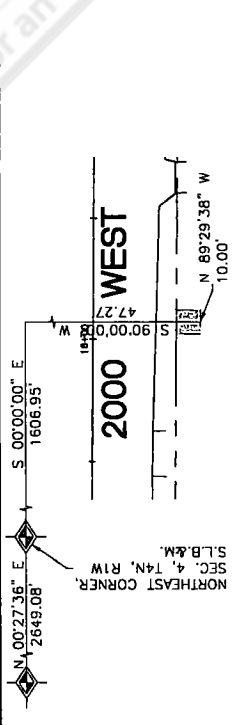


A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A FIRE HYDRANT BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS EAST PROPERTY LINES.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°00'00" EAST 2287.88 FEET AND SOUTH 90°00'00" WEST 53.29 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°29'38" WEST 10.00 FEET.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 33, T5N, R2W, S.L.B.&M. WHICH BEARS NORTH 00°27'36" EAST



A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A FIRE HYDRANT BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS EAST PROPERTY LINES.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°00'00" EAST 1606.95 FEET AND SOUTH 90°00'00" WEST 47.27 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°29'38" WEST 10.00 FEET.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 33, T5N, R2W, S.L.B.&M. WHICH BEARS NORTH 00°27'36" EAST

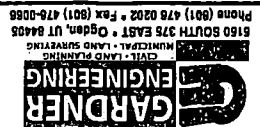
0054 pt

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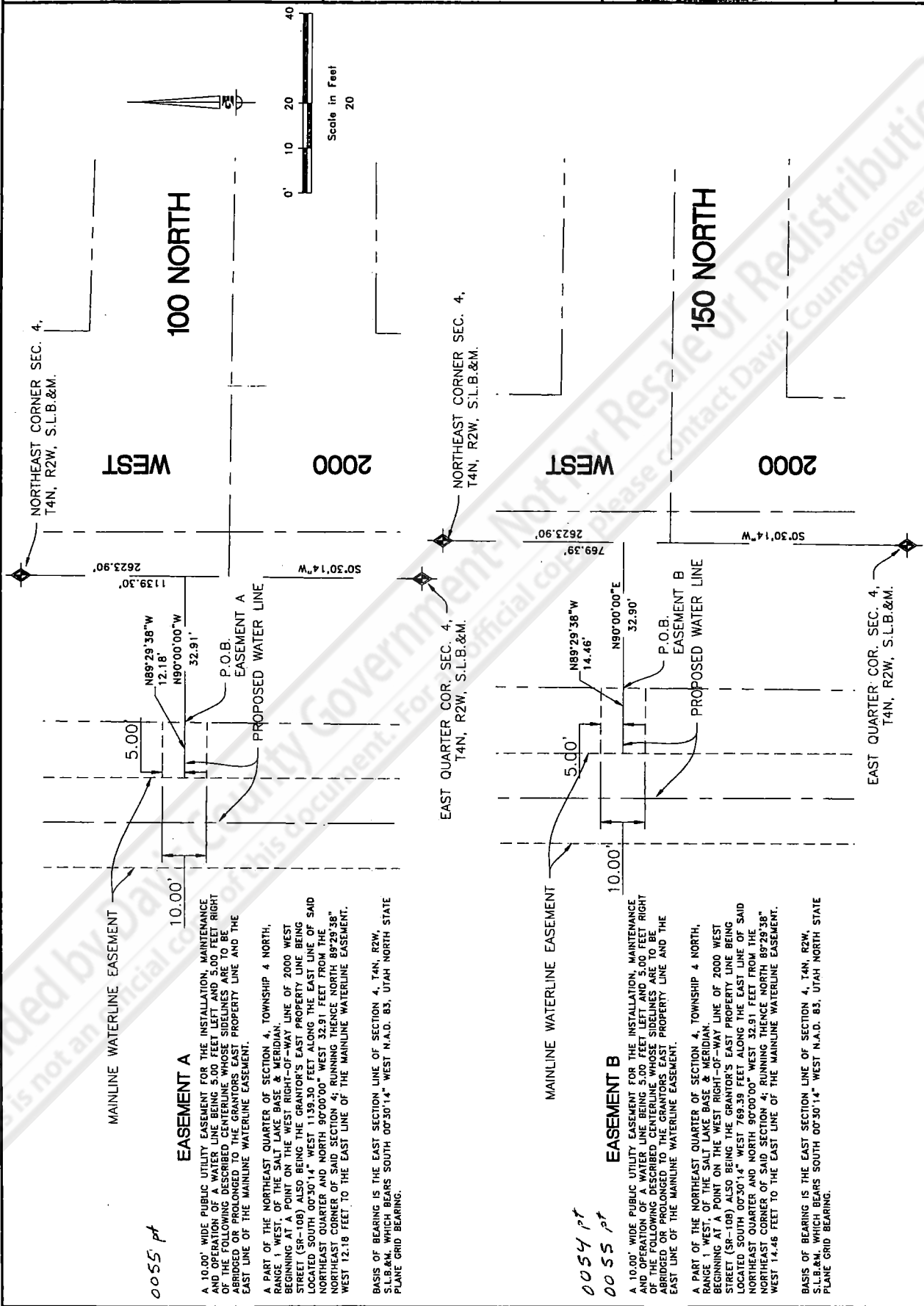
0012 pt

Date	12-3-13
Scale	1"=20'
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Checked by	
Reviewed by	
Date	
Description	

150 AND 100 NORTH EASEMENTS
WEST POINT CITY IMPROVEMENTS
2000 WEST WATER LINE
WEST POINT, DAVIS COUNTY, UT.



EA2



0055 pt

EASEMENT A

A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATER LINE BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTOR'S EAST PROPERTY LINE AND THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°30'14" WEST 1139.30 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 32.91 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°29'38" WEST 12.18 FEET TO THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 4, T4N, R2W, S.L.B.&M., WHICH BEARS SOUTH 00°30'14" WEST N.A.D. 83, UTAH NORTH STATE PLANE GRID BEARING.

0054 pt

EASEMENT B

A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATER LINE BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTOR'S EAST PROPERTY LINE AND THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°30'14" WEST 769.39 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 32.91 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°29'38" WEST 14.46 FEET TO THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

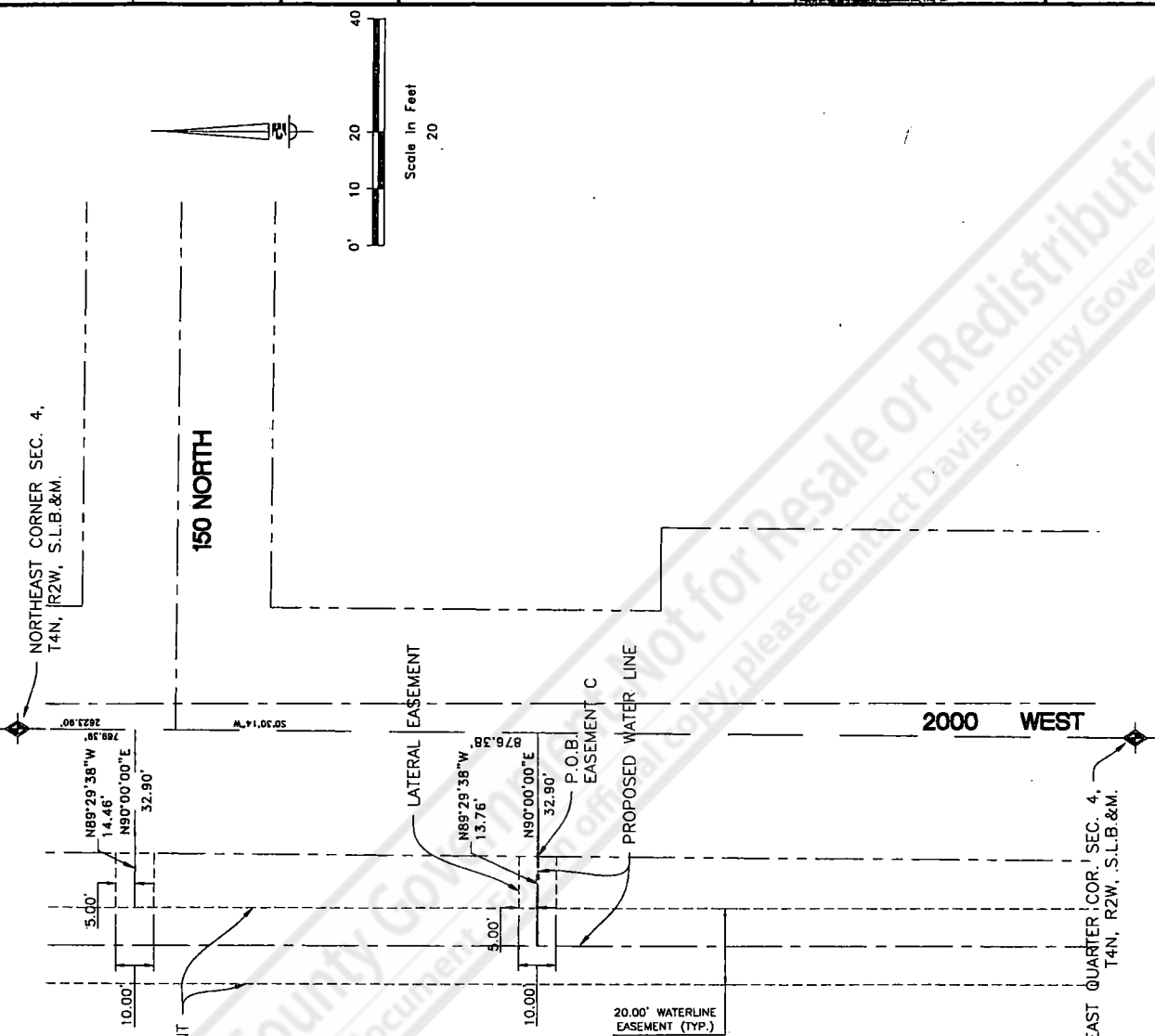
BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 4, T4N, R2W, S.L.B.&M., WHICH BEARS SOUTH 00°30'14" WEST N.A.D. 83, UTAH NORTH STATE PLANE GRID BEARING.

Date	12-3-13
Scale	1"=20'
Designed	KW
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Path	

150 AND 100 NORTH EASEMENTS
WEST POINT CITY IMPROVEMENTS
2000 WEST WATER LINE
WEST POINT, DAVIS COUNTY, UT.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
SURVEYING
5150 SOUTH 376 EAST • Ogden, UT 84403
Phone (801) 476 0202 • Fax (801) 476 0068

EA3



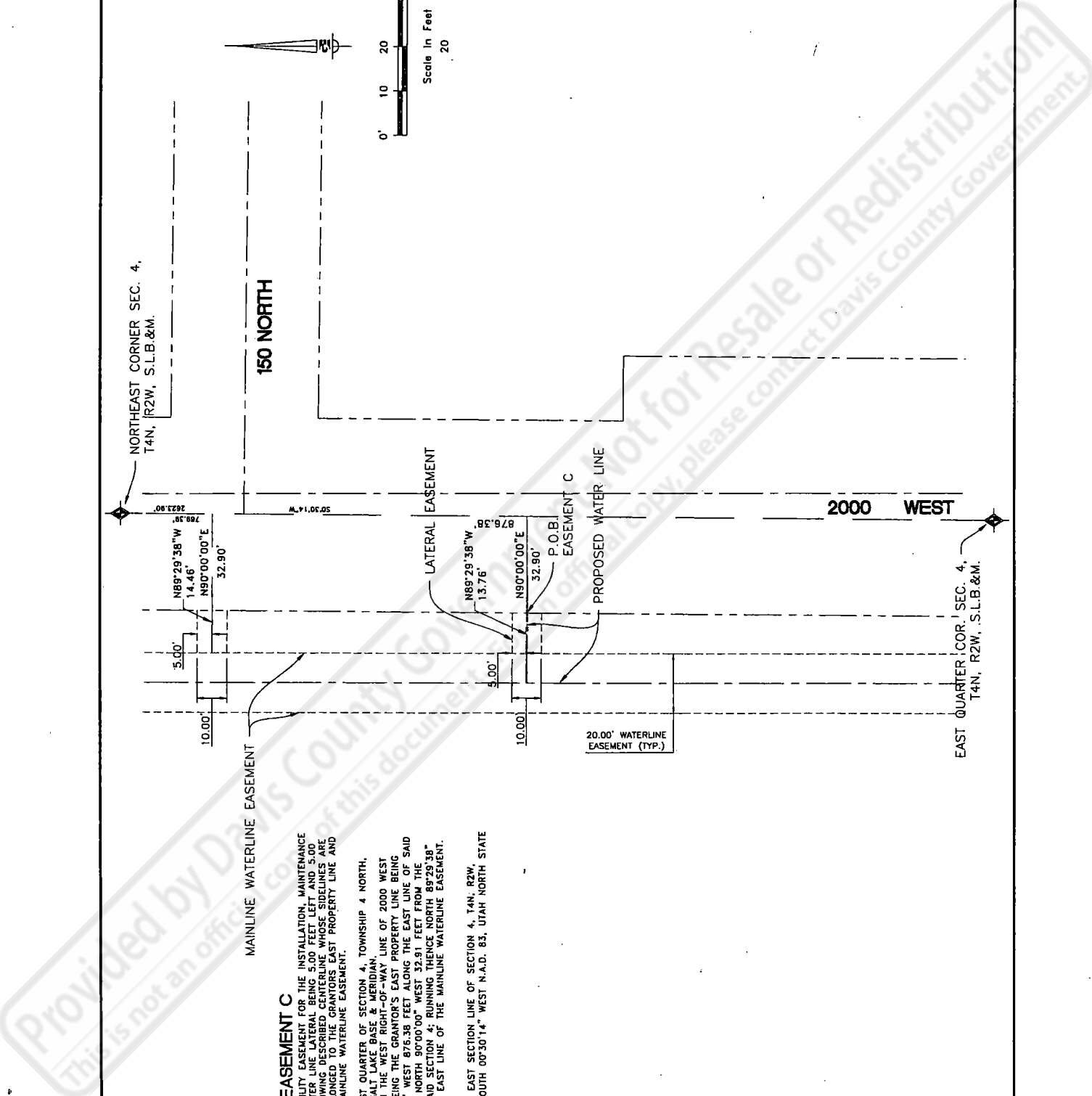
0054 pt
0055 pt

EASEMENT C

A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATER LINE LATERAL BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS EAST PROPERTY LINE AND THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°30'14" WEST 876.38 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 32.91 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°29'38" WEST 13.76 FEET TO THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 4, T4N, R2W, S.L.B.&M. WHICH BEARS SOUTH 00°30'14" WEST N.A.D. 83, UTAH NORTH STATE PLANE GRID BEARING.

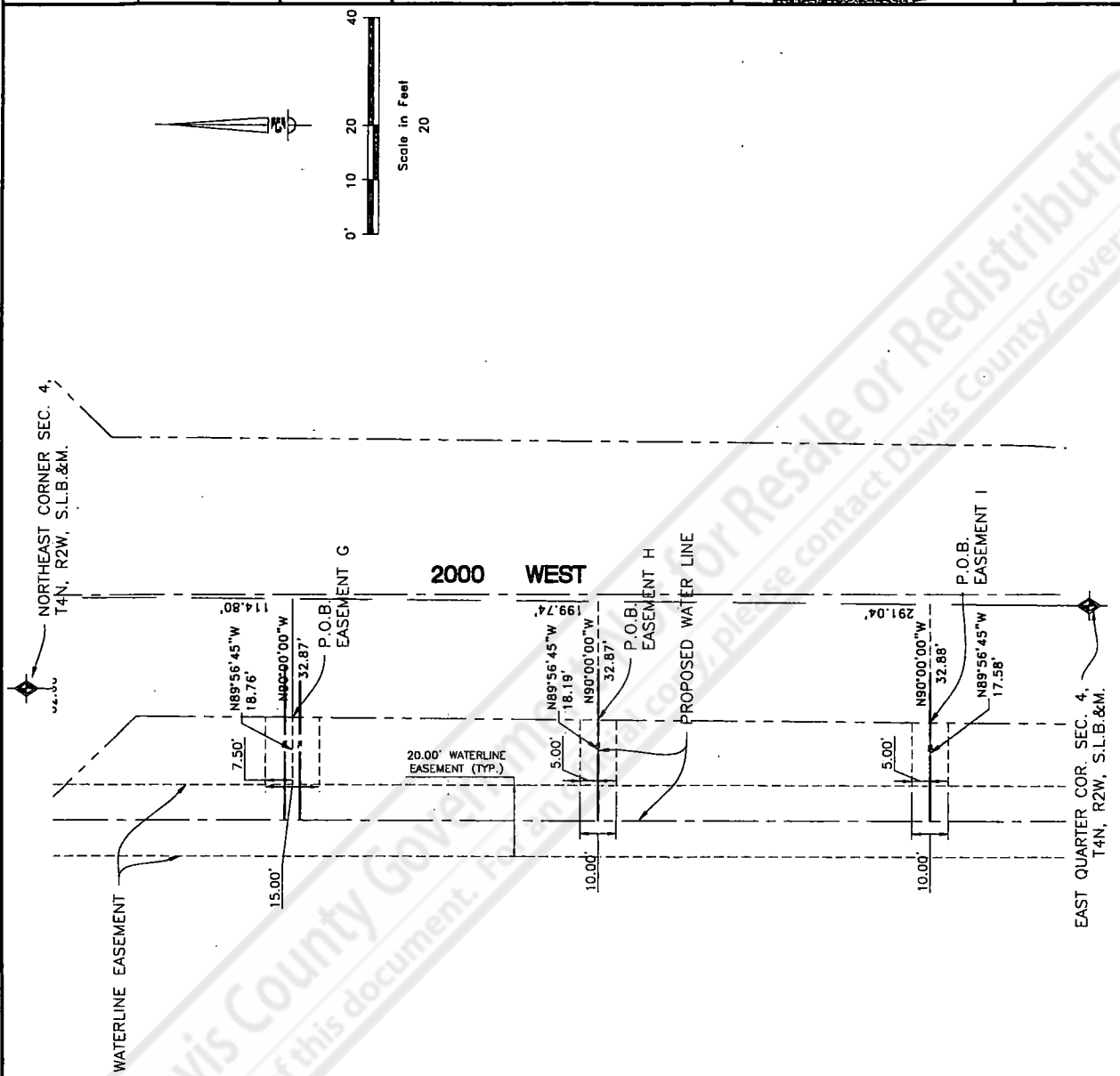


Date	12-3-13
Scale	1"=20'
Designed DW	
Checked KW	
Drawn KW	
Checked KW	

2000 WEST LATERAL EASEMENTS
WEST POINT CITY IMPROVEMENTS
2000 WEST WATER LINE
WEST POINT, DAVIS COUNTY, UT.

GARDNER ENGINEERING
CITY & LAND PLANNING
MUNICIPAL - LAND SURVEYING
8180 SOUTH 378 EAST • Ogden, UT 84405
Phone (801) 478-0202 • Fax (801) 478-0088

EA5



0054 pt
0055 pt

EASEMENT G

A 15.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATER LINE LATERAL BEING 7.50 FEET LEFT AND 7.50 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS EAST PROPERTY LINE AND THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°30'14" WEST 114.80 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 32.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°56'45" WEST 18.76 FEET TO THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 4, T4N, R2W, S.L.B.&M. WHICH BEARS SOUTH 00°30'14" WEST N.A.D. 83, UTAH NORTH STATE PLANE GRID BEARING.

EASEMENT H

A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATER LINE LATERAL BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS EAST PROPERTY LINE AND THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°30'14" WEST 99.74 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 89°56'45" WEST 18.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°56'45" WEST 18.19 FEET TO THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 4, T4N, R2W, S.L.B.&M. WHICH BEARS SOUTH 00°30'14" WEST N.A.D. 83, UTAH NORTH STATE PLANE GRID BEARING.

EASEMENT I

A 10.00' WIDE PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF A WATER LINE LATERAL BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE WHOSE SIDELINES ARE TO BE ABRIDGED OR PROLONGED TO THE GRANTORS EAST PROPERTY LINE AND THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-108) ALSO BEING THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED SOUTH 00°30'14" WEST 291.04 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 32.88 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; RUNNING THENCE NORTH 89°56'45" WEST 17.58 FEET TO THE EAST LINE OF THE MAINLINE WATERLINE EASEMENT.

BASIS OF BEARING IS THE EAST SECTION LINE OF SECTION 4, T4N, R2W, S.L.B.&M. WHICH BEARS SOUTH 00°30'14" WEST N.A.D. 83, UTAH NORTH STATE PLANE GRID BEARING.