

When recorded, please return to:
Saddleback Pastures, L.C.
Attention: Christopher F. Robinson
P.O. Box 540478
North Salt Lake, Utah 84054

GRANT OF EASEMENT

A portion of Tooele County Tax Parcel No.: 04-070-0-0021

THIS GRANT OF EASEMENT ("GRANT OF EASEMENT") is executed this 13th day of October, 2021, by CARY EDWARD TRATOS (the "Grantor"), whose address is 4886 Choctaw, West Valley City, Utah, 84120, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, bargains, conveys and warrants to LAKE POINT IMPROVEMENT DISTRICT, a non-exclusive Sewer Main easement (the "Easement"), solely for the purpose of constructing, operating, maintaining, cleaning, and repairing the sewer main piping on, over, under, and across certain real property owned by Grantor, located in Tooele County, State of Utah and more particularly described in Exhibit "A" attached hereto and as graphically depicted on Exhibit "B" attached hereto.

The easements and improvements associated with the easement shall remain in effect and functional until such time that the property over the easement is developed and platted. Upon the platting of the land, the easements within the platted parcels will be terminated.

Notwithstanding anything in this Grant of Easement to the contrary, nothing herein shall prohibit the Grantor from using the Easement or any other real property owned by Grantor adjacent thereto, for any lawful purpose, including, but not limited to any development thereon, so long as such use is not incompatible or inconsistent with the quiet enjoyment of the rights and easements granted herein.

This Grant of Easement shall be deemed to run with the real properties described on Exhibit "A" and as depicted on Exhibit "B" attached hereto, and shall be binding upon and inure to the benefit of the successors and assigns of Grantor.

The provisions of this Grant of Easement shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent,

EXHIBIT "A"
TO
GRANT OF EASEMENT

LEGAL DESCRIPTION OF EASEMENT

Beginning at a point on the east line of that certain property conveyed to Cary Edward Tratos as recorded in the office of the Tooele County Recorder as Entry No. 93664, said point lies South 00°16'05" West along the section line 699.51 feet and South 89°59'25" West 976.65 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and the Southeast Corner of Section 35, T1S, R4W, SLB&M) and running thence South 00°14'19" West along said east line 15.00 feet; thence South 89°59'25" West 359.94 feet to the west line of said Tratos property; thence North 00°02'22" East along said west line 15.00 feet; thence North 89°59'25" East 359.99 feet to the point of beginning.

Containing 5,399 Square feet or 0.124 Acres.

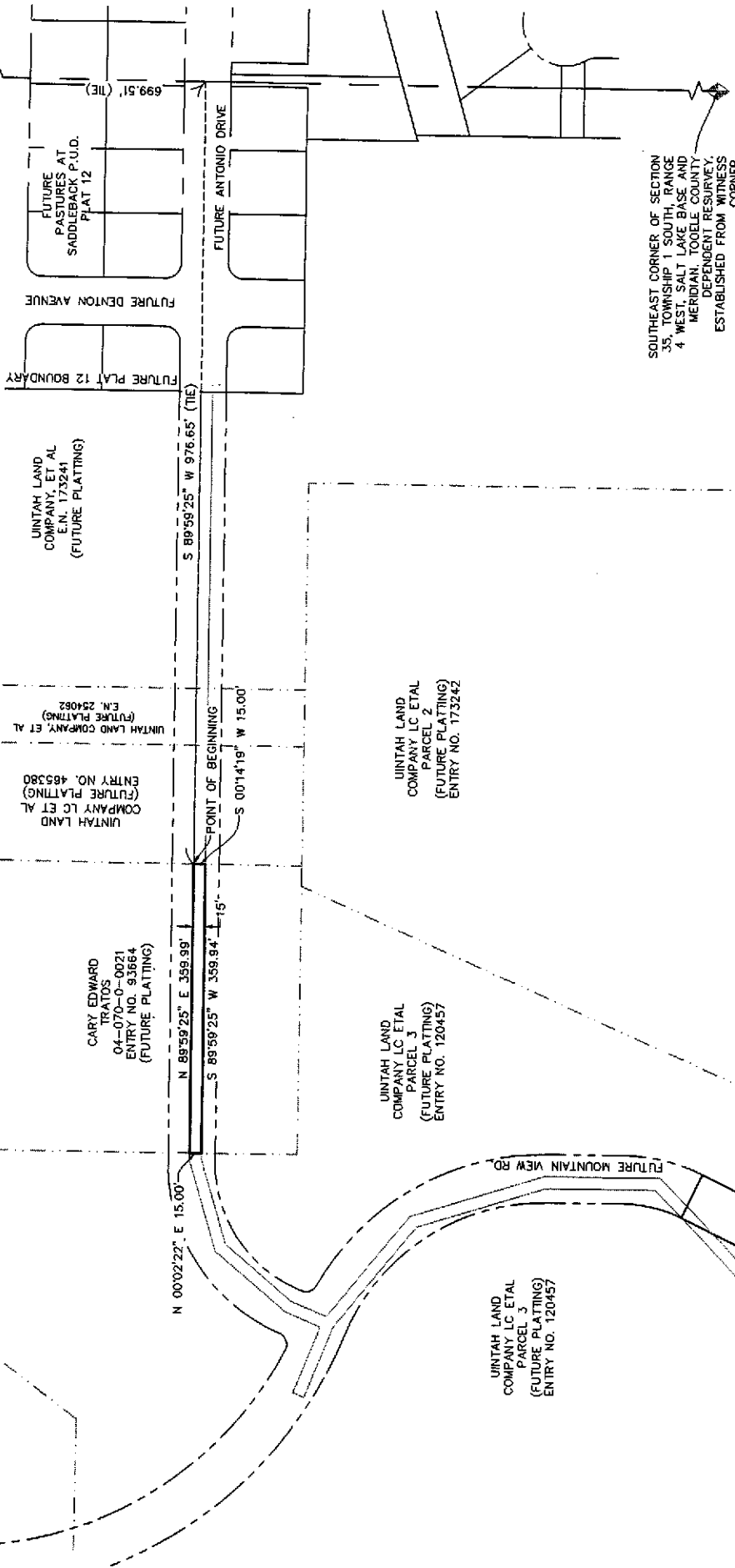
A portion of Tooele County Tax Parcel No.: 04-070-0-0021

**EXHIBIT "B"
TO
GRANT OF EASEMENT**

GRAPHIC DEPICTION OF EASEMENT

[SEE ATTACHED]

EAST QUARTER CORNER SECTION 35, TOWNSHIP 1 SOUTH
 RANGE 4 WEST, SALT LAKE BASE & MERIDIAN
 FOUND TOOELE COUNTY DEPENDENT RESURVEY MONUMENT
 (BRASS MONUMENT STAMPED 1983)

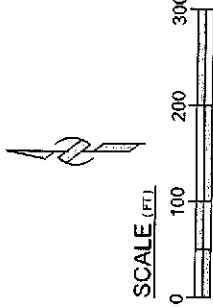


SOUTHEAST CORNER OF SECTION
 35, TOWNSHIP 1 SOUTH, RANGE
 4 WEST, SALT LAKE BASE AND
 MERIDIAN, TOOELE COUNTY
 DEPENDENT RESURVEY
 ESTABLISHED FROM WITNESS
 CORNER.

SADDLEBACK PASTURES, L.C.
 PASTURES AT SADDLEBACK
 PLAT 12 OFF-SITE SEWER EASEMENT
 EXHIBIT "B"

B BINGHAM E NGINEERING	Drawn: JJS	Sheet
	Checked: JRL	1 of 1
SALT LAKE CITY - (801) 532-2620	Project: 07/07/21	Project #: 5385
OGDEN - (801) 399-1662	Created: 07/07/21	Project #: 5385

Print Date: 08/09/2021
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Rev.	By	Date	Remarks