

250172A

Recorded NOV 24 1972 at 5:00 p.m.  
Request of Denis Marvill  
Fee Paid to the State of Utah  
Recorder, Salt Lake County, Utah  
\$ 9.70 By P. Brown Deputy  
Ref 455 to 3rd p. 84111

GRANT OF EASEMENT

BELL MOUNTAIN CORPORATION, a Utah corporation, hereinafter referred to as "Grantor", hereby grants and conveys to DRAPER IRRIGATION COMPANY, a Utah corporation, hereinafter referred to as "Grantee", its successors and assigns, certain perpetual easements hereinafter described:

W I T N E S S E T H:

In consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to it by Grantee, receipt of which is hereby acknowledged, Grantor does hereby grant and release unto Grantee, its successors and assigns, an easement giving Grantee the right of ingress and egress to and from Grantee's ditches, water lines, and water treatment plant across the following described land by means of roads and lanes thereon leading from ~~Dimple Dale Road~~ <sup>P.C. 7/27/72 20<sup>th</sup> East Street</sup> to Grantee's ditches, water lines and water treatment plant or otherwise by such route or routes as shall occasion the least practicable inconvenience to the Grantor:

The South half of the Northwest quarter; the Northwest quarter of the Southwest quarter; the South half of the Southwest quarter of Section 13, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The Southwest quarter of the Southwest quarter, the South half of the Southeast quarter; the Southeast quarter of the Southwest quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The Northeast quarter of the Northeast quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

EXCEPTING 3.34 acres conveyed to Dry Creek Reservoir & Irrigation Company and described as follows: Beginning at the Northeast corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 138.3 feet; thence South 35°28' West 232.5 feet; thence South 16°02' West 223.1 feet; thence South 59°02' East 226.5 feet; thence South 53°16' East 133.2 feet; thence South 204.7 feet; thence East 33 feet; thence North 804.7 feet to the place of beginning.

The Southeast quarter of the Southwest quarter; the South half of the Southeast quarter of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The East half of the Northwest quarter; the West 330 feet of the Northeast quarter; the North 264 feet of the East 990 feet of the Northwest quarter of the Northeast quarter; the South 1056 feet of the East 990 feet of the Southwest quarter of the Northeast quarter; the Southeast quarter of the Northeast quarter; the South half of the Northeast quarter of the Northeast quarter; the Northeast quarter of the Northeast quarter; all in Section 22, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

The Northwest quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

EXCEPTING parcel deeded to Maurice Anderson described as follows: Beginning at the intersection of the West line of the Maurice C. Anderson property and the Easterly bank of the Draper Irrigation Company ditch, said point being South 700.0 feet, more or less, from the North quarter corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 871.2 feet; thence West 200.0 feet; thence North  $12^{\circ}56'$  East 893.9 feet to the point of beginning.

The Northeast quarter of the Northeast quarter of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point which is South  $0^{\circ}22'$  East 1320.0 feet along the Section line from the East quarter corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southwesterly along the Northwesterly line of Lot 1, said Section 16, and the land as so conveyed to Memorial Gardens of the Valley, Inc., by deed recorded August 30, 1954, as Entry No. 1387725, in Book 1119, at Page 633, of the Official Records, the following courses and distances: South  $47^{\circ}$  West 264.0 feet and South  $38^{\circ}$  West 20.70 feet to the Northerly line of the land as conveyed to William E. Thomas, et ux, by deed recorded October 23, 1954, as Entry No. 1395546, in Book 1136, at page 190, of Official Records; and running thence East along said Northerly line 207.0 feet, more or less, to the East Section line of said Section 16; thence North  $0^{\circ}22'$  West 196.36 feet to the point of beginning.

Together with a right-of-way, 66 feet wide, the centerline of which is described as follows:

Beginning on the West line of Section 15, Township 3 South, Range 1 East, Salt Lake Base and Meridian, at a point North  $0^{\circ}22'$  West 991.85 feet from the Southwest corner of said Section 15; and running thence East 153.64 feet; thence Easterly on a 1000 foot radius curve to the

right a distance of 418.88 feet; thence South 66° East 374.88 feet; thence Easterly along a 1000 foot radius curve to the left a distance of 418.88 feet; thence East 87.44 feet, more or less, to the East line of the Southwest quarter of the Southwest quarter of said Section 15.

Provided, that if any portion of the land is or shall be subdivided <sup>R.E. NBM or Private</sup> and dedicated roads or highways on such portion shall extend to Grantee's property, <sup>R.E. NBM or Private</sup> the right of ingress and egress shall be confined to such dedicated roads and highways; provided further, that should Grantor ever enclose the above-described property, or any portion thereof, with a fence or other barrier, adequate provision shall be made to provide Grantee with free and unlimited ingress and egress at such points and places on Grantor's property as Grantee may reasonably designate.

This Grant of Easement shall at all times be deemed to be, and shall be, a continuing covenant running with the land, and shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the 24<sup>th</sup> day of November, 1972.

GRANTOR:

BELL MOUNTAIN CORPORATION

ATTEST:

William J. Johnson  
Secretary

By Charles A. Norman  
Its President

GRANTEE:

DRAPER IRRIGATION COMPANY



Richard Carlquist  
Secretary  
STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

By Richard Carlquist  
Its President

I, Dennis R. Morrill, a Notary Public, do hereby certify that on this 24 day of November, 1972, personally

appeared before me Charles H. Hamon, who, being by me first duly sworn, declared that he is the President of Bell Mountain Corporation, that he signed the foregoing document as President of the corporation, and that the statements therein contained are true.

[Signature]  
Notary Public

Residing in S. L. Co. Utah

My Commission Expires:

4/10/74

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

I, Dennis R. Moorvill, a Notary Public, do hereby certify that on this 24 day of Nov, 1972, personally appeared before me Richard Carlquist, who, being by me first duly sworn, declared that he is the President of Draper Irrigation Company, that he signed the foregoing document as President of the corporation, and that the statements therein contained are true.

[Signature]  
Notary Public

Residing in S. L. Co. Utah

My Commission Expires:

4/10/74

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