

WHEN RECORDED MAIL TO:
Saratoga Springs
1307 N Commerce Drive
Saratoga Springs, Utah 84045

PARCEL I.D.#40-178-0010
GRANTOR Intermountain Equine Reproduction Center, Inc

GRADING AND CONSTRUCTION EASEMENT

For the sum of Ten Dollar (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto the City of Saratoga Springs, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a temporary right-of-way and easement for the purpose of constructing, grading, improving, reconstructing, and inspecting a roadway, hereinafter called the FACILITIES, said right-of-way and easement, being situated in Utah County, State of Utah, over and through a parcel of the GRANTORS' land and being more particularly described as follows:

The BASIS OF BEARING for the following descriptions is North 00°01'27" East between a Utah County brass cap marking the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian and a Utah County brass cap marking the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at the west lot line of Lot 3 of Gordons Ranchettes Plat "A" (Entry No: 28829 Map: 4792); said point also being South 89°58'33" East, 1764.51 feet and North 00°01'27" East, 36.95 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base & Meridian; and running thence: North, 10.00 feet; thence North 89°54'12" East, 807.53 feet to a point on a 29.00 foot radius curve to the left; thence 30.37 feet along said curve through a central angle of 59°59'46" (Chord Bears North 59°54'38" East, 29.00 feet) to a point on the westerly boundary of UDOT property Parcel 0068:10 Entry No: 193:2009; and running thence along said UDOT parcel for the following two (2) courses: South 00°08'00" West, 1.58 feet; South 38°37'30" West, 28.50 feet to a point on a non-tangent 39.00 foot radius curve to the right; thence 7.33 feet along said curve through a central angle of 10°45'48" (chord bears South 84°31'35" West, 7.32 feet); thence South 89°54'12" West, 807.55 feet to the point of beginning.

Contains: 8,220 Sq. Ft.

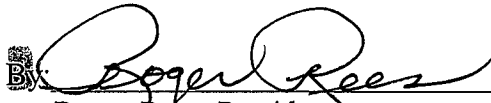
TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible.

GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES, or any other rights granted to the GRANTEE hereunder.

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

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 20th day of May, 2013

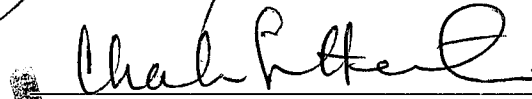
County Parcel No. Part of 40-178-0010 Acreage Contains: 5,300 sq ft GRANTOR(S) Intermountain Equine Reproduction Center, Inc.



Roger Rees, President



John Sieverts, Manager

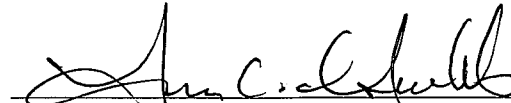


Charles Heaton, Manager

STATE OF UTAH)
 :ss.
COUNTY OF Salt Lake)

On the 20 day of May, 2013, personally appeared before me Roger Rees, President, John Sieverts, Manager and Charles Heaton, Manager, for and in behalf of Intermountain Equine Reproduction Center, Inc., who being by me duly sworn, did say that they are the signer(s) of the foregoing instrument, and that they executed the same.

My Commission Expires: 2-21-14



Notary Public

Residing In: SLC

