



CWP - Standard Form

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

ENT 74374:2011 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Oct 18 4:03 pm FEE 0.00 BY EO
RECORDED FOR CENTRAL UTAH WATER CONSERVA

(Above Space for Recorder's Use Only)

GRANT OF EASEMENT

Cougars Rock Investments, LLC a Utah Limited Liability Company, **GRANTOR**, for the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does 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 easement:

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, 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.

This Grant of Easement and related interests and rights granted hereunder create an equitable servitude on 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 ^{5th} day of *October* 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.

The officer who signs this deed hereby certifies that this Grant of Easement and the grant represented hereby was duly authorized under a resolution duly adopted by the governing members of the Grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF GRANTOR this 5th day of October, 2011.
GRANTOR:

Cougars Rock Investments, LLC

By: 
Name: David Southam
Its: Manager

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

On the 5th day of October 2011, personally appeared before me
David Southam, who being by me duly sworn did say that he/she is the
Manager of Cougars Rock Investments, LLC, and that the within and foregoing instrument
was signed in behalf of said entity by authority of a resolution of its members, and he/she duly acknowledged
to me that said limited liability company executed the same.

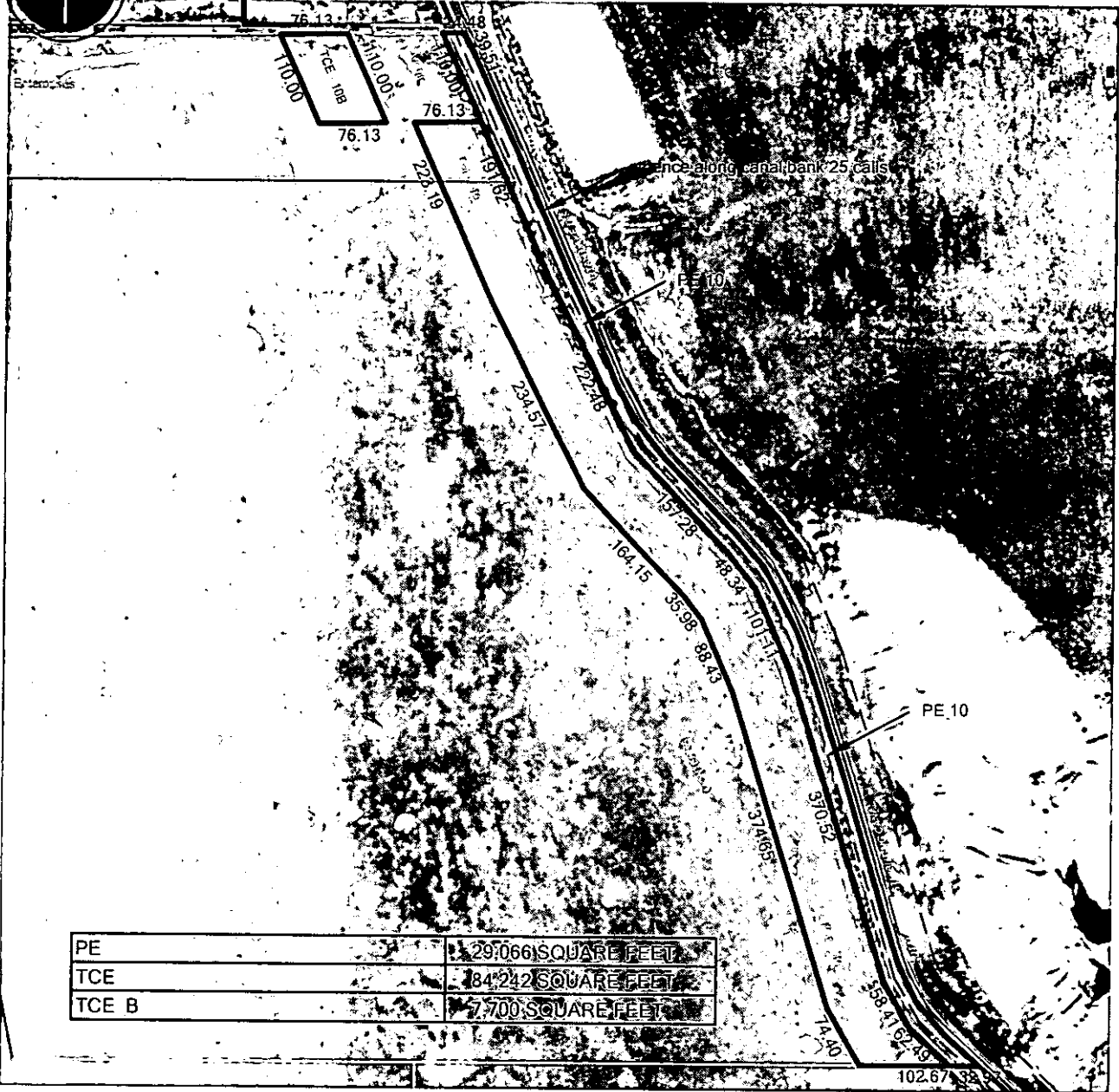


Carolyn O. Quigley
NOTARY PUBLIC

Parcel # 58:023:0088

Sheet

1 of 2



CLIENT

CUWCD

KC Shaw
355 W. University Parkway
Orem, Utah

PHONE: (801) 226-7180

- 4 Added PE along canal 04/28/11 RDF
- 3 Change TCE, and add TCE B 01/07/11 RDF

DATE OF ORIGINAL DRAWING: May 7, 2010		
NO	REVISION	DATE
2	Ownership name change	10/19/10 RDF
1	Eliminated the PE	10/11/10 RDF

DWNG BY	RDF
CHKCD BY	RDF
PROJ. #	090107

PROJECT	North Segment (Northshore Project)
	Saratoga Springs, Utah Utah County, Sec 11, T5S, R1W, SLM
SHEET TITLE	PE & TCE #10 (Canal) Cougars Rock Inv.

FLINT

LAND SURVEYING & CONSULTING INC.

P.O. BOX 95029,
SOUTH JORDAN, UT 84036
PHONE: (801) 446-1820
FAX: (801) 263-1468

Parcel # 58:023:0088

Sheet

2 of 2



LEGAL DESCRIPTION OF: PE 10

A Permanent utility easement, being within the North Half of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; said easement being more particularly described as follows:

Beginning at a point said point being on the South line of the property, said point also being 4092.37 feet, N 00°27'19" E along the section line (Basis of Bearing being between the Northwest corner and the Southwest corner of said Section, bearing being N 00°27'19" E 5339.72 feet) and 2730.73 feet, S 89°32'41" E from the Southwest corner of said section and running thence, N 47° 38' 39" W for a distance of 62.49 feet; thence, N 30° 12' 55" W for a distance of 58.41 feet; thence, N 17° 09' 03" W for a distance of 370.52 feet; thence, N 23° 30' 22" W for a distance of 101.11 feet; thence, N 37° 49' 02" W for a distance of 48.34 feet; thence, N 43° 40' 04" W for a distance of 157.28 feet; thence, N 26° 40' 50" W for a distance of 222.48 feet; thence, N 23° 59' 12" W for a distance of 191.62 feet; thence, N 23° 59' 14" W for a distance of 110.00 feet; thence, N 89° 09' 30" E for a distance of 24.48 feet to the west bank of a canal; thence along said west canal bank the following 25 calls, (1) S 25° 17' 47" E for a distance of 39.51 feet; (2) S 24° 06' 10" E for a distance of 53.29 feet; (3) S 25° 14' 42" E for a distance of 50.25 feet; (4) S 22° 32' 02" E for a distance of 62.58 feet; (5) S 24° 19' 45" E for a distance of 48.33 feet; (6) S 23° 47' 13" E for a distance of 58.62 feet; (7) S 24° 30' 04" E for a distance of 49.66 feet; (8) S 23° 05' 32" E for a distance of 70.88 feet; (9) S 28° 33' 10" E for a distance of 49.90 feet; (10) S 37° 55' 36" E for a distance of 53.99 feet; (11) S 44° 04' 36" E for a distance of 49.28 feet; (12) S 44° 38' 25" E for a distance of 64.87 feet; (13) S 41° 01' 43" E for a distance of 49.79 feet; (14) S 27° 09' 13" E for a distance of 82.95 feet; (15) S 20° 14' 21" E for a distance of 51.73 feet; (16) S 17° 15' 56" E for a distance of 73.35 feet; (17) S 18° 32' 22" E for a distance of 49.72 feet; (18) S 16° 17' 57" E for a distance of 61.22 feet; (19) S 16° 38' 21" E for a distance of 50.62 feet; (20) S 15° 47' 18" E for a distance of 54.54 feet; (21) S 17° 51' 26" E for a distance of 51.66 feet; (22) S 25° 04' 19" E for a distance of 48.14 feet; (23) S 41° 34' 35" E for a distance of 50.41 feet; (24) S 48° 22' 50" E for a distance of 43.90 feet; (25) S 47° 43' 56" E a distance of 8.73 feet; thence, WEST for a distance of 32.97 feet to the POINT OF BEGINNING; Containing 29,066 sqft more or less.

PE	29,066 SQUARE FEET
TCE	84,242 SQUARE FEET
TCE B	7,700 SQUARE FEET

CLIENT

CUWCD
 KC Shaw
 355 W University Parkway
 Orem, Utah

PHONE: (801) 226-7180

- 4 Added PE along canal 04/28/11 RDF
- 3 Change TCE, and add TCE B 01/07/11 RDF

DATE OF ORIGINAL DRAWING: April 28, 2011		
NO	REVISION	DATE BY
2	Ownership change	10/19/10 RDF
1	Eliminate the PE	10/11/10 RDF

DWNG BY	RDF
CHKD BY	RDF
PROJ. #	090107

PROJECT

North Segment (Northshore Project)

Saratoga Springs, Utah
 Utah County, Sec 11, T5S, R1W, SLM

SHEET TITLE

TCE #10 (Canal) Cougars Rock Inv.

FLINT

LAND SURVEYING & CONSULTING INC.

P.O. BOX 85028
 SOUTH JORDAN, UT 84095
 PHONE: (801) 448-1820
 FAX: (801) 263-1468