



W2708835

WHEN RECORDED, RETURN TO:

Summit Mountain Holding Group, L.L.C.
3632 N. Wolf Creek Drive
Eden, Utah 84310
Attention: Paul Strange

E# 2708835 PG 1 OF 8
ERNEST D ROWLEY, WEBER COUNTY RECORDER
31-OCT-14 9:18 AM FEE \$47.00 DEP JKC
REC FOR: SUMMIT MOUNTAIN HOLDING GROUP

DESIGNATION AND GRANT OF NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS

This DESIGNATION AND GRANT NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS is made this 23 day of October 2014, by SMHG Phase I LLC, a Delaware limited liability company and its successors and/or assigns (“Grantor”). The Public Utility Easements described herein are given in addition to those previously dedicated and described in Summit Eden Phase 1A Subdivision recorded on January 27, 2014 as entry number 2672943 in the official records of Weber County.

Grantor hereby grants to all duly licensed and approved public utility providers, including but not limited to power, natural gas, storm drain, sewer, water, and communications providers (collectively “Grantees”), a non-exclusive easement over, beneath, and across those certain portions of land described in attached Exhibit “A” (the “Easement Property”). The Easement Property is also depicted visually in attached Exhibit “B.” The Easement Property is designated for the purpose of installing, maintaining, and operating equipment and facilities above and below ground as may be necessary or desirable in providing public utility services to nearby property, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Easement Property. At no time may any permanent structures be placed within the Easement Property, which interferes with the use of the easements, without the prior written approval of the applicable Grantee(s).

The easement(s) granted herein is/are subject to the condition that the Grantee shall indemnify and hold harmless the Grantor and its heirs, successors, or assigns, against any and all liability caused by the acts of the Grantee, its contractors or agents, during the construction, operation, or maintenance of public utilities provided for in this grant of easement. The Grantor’s right to indemnification or to be held harmless by the Grantee under the terms of this paragraph are expressly conditioned upon timely notice to the Grantee of any claim or demand which would cause a direct claim or indemnification claim against the Grantee.

[Signatures on following page.]

IN WITNESS WHEREOF, Grantor has executed this Designation and Grant of Non-Exclusive Public Utility Easements as of the date first indicated above.

GRANTOR:

SMHG Phase I LLC, a Delaware limited liability company

By: SMHG Investments LLC, a Delaware limited liability company

Its: Sole Member

By: _____

Name: Paul Strange

Its: Authorized Signatory

STATE OF Utah)
 :SS.
COUNTY OF Weber)

The foregoing instrument was acknowledged before me this 23 day of October 2014, by Paul Strange, the authorized signatory for SMHG Investments LLC, the Sole Member of SMHG Phase I LLC.

KO A Brady
NOTARY PUBLIC
Residing at: Weber

My Commission Expires:
4/25/18

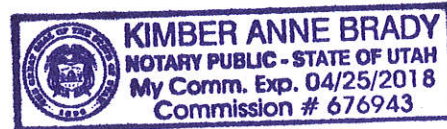


EXHIBIT "A"

Easement Property

Easement Area 1 Description

A Public Utility Easement that runs Parallel to and 10 feet Perpendicularly distant from the Northerly Line of Horizon Run.

Affecting Lots 8, 22R, 23R and Parcels C1, C2, C3, of Summit Eden Phase 1A Subdivision as recorded on January 27, 2014 as entry number 2672943 in the official records of Weber County.

Easement Area 2 Description

A Public Utility Easement that runs Parallel to and 10 feet Perpendicularly distant from the Southerly Line of Horizon Run.

Affecting Lots 5R, 6R, 7A, 7B 11R, 12R, 13R, 14R, 15R, 16R, 17, 18, 19, and 20 of Summit Eden Phase 1A Subdivision as recorded on January 27, 2014 as entry number 2672943 in the official records of Weber County. Also affecting Parcel 23-012-0133.

Easement Area 3 Description

A Public Utility Easement that runs Parallel to and 15 feet Perpendicularly distant from the Southerly Line of Summit Pass.

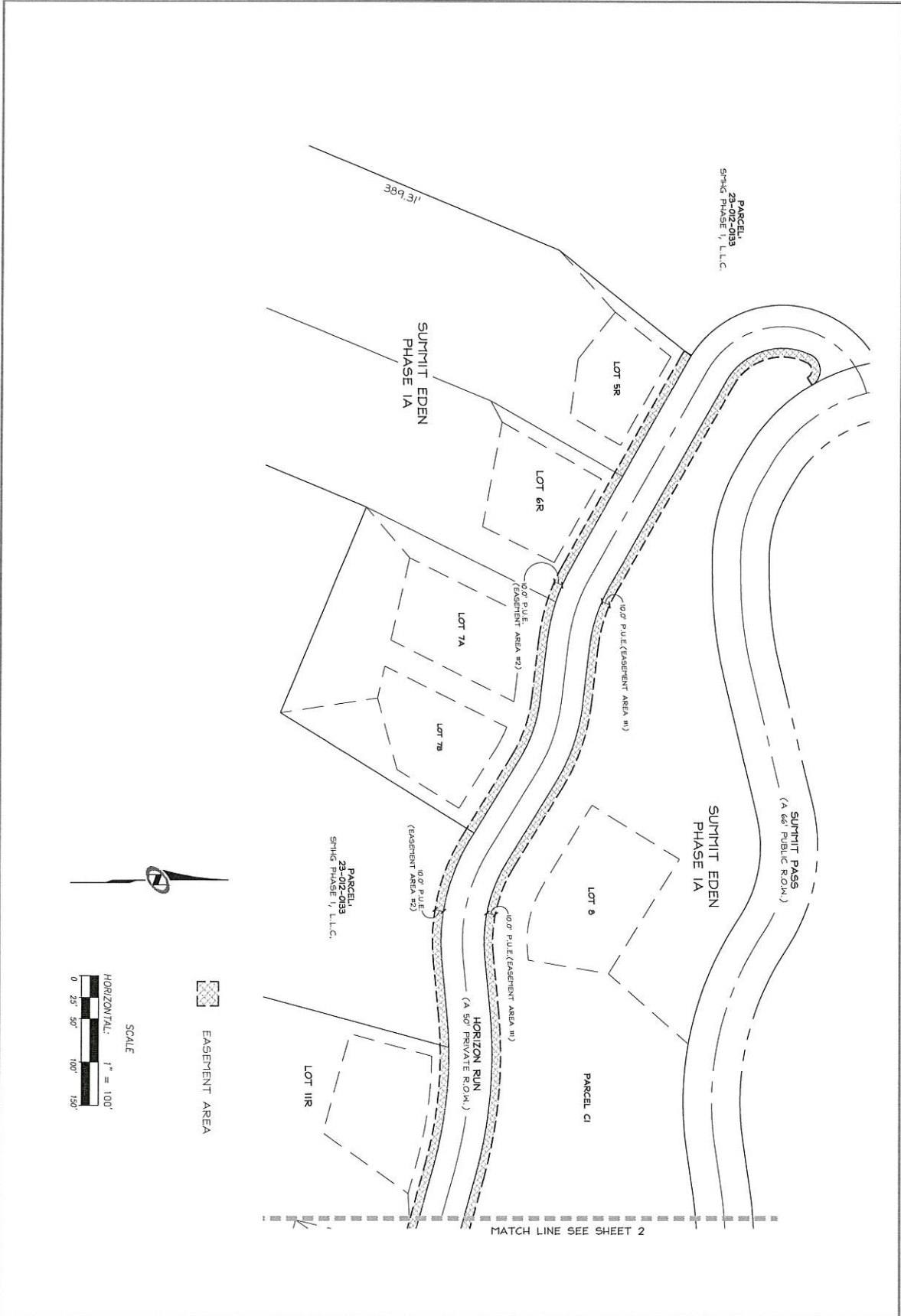
Affecting Lots 20 and 21 of Summit Eden Phase 1A Subdivision as recorded on January 27, 2014 as entry number 2672943 in the official records of Weber County.

EXHIBIT "B"

Depiction of Easement Property

(attached)

DOCKET
XREFS:



SHEET NUMBER 1	DATE: 10/23/14 TIME: 9:07:02 AM
	NETWORK: NONE
	PATH:
	DWG NAME:
	LAYOUT:
DESIGNER: IDD MGR: ASA	

NVI5
BEYOND ENGINEERING

627 SOUTH STATE STREET, SUITE 200
SALT LAKE CITY, UT 84107
TEL: 801.743.1500 FAX: 801.743.0500

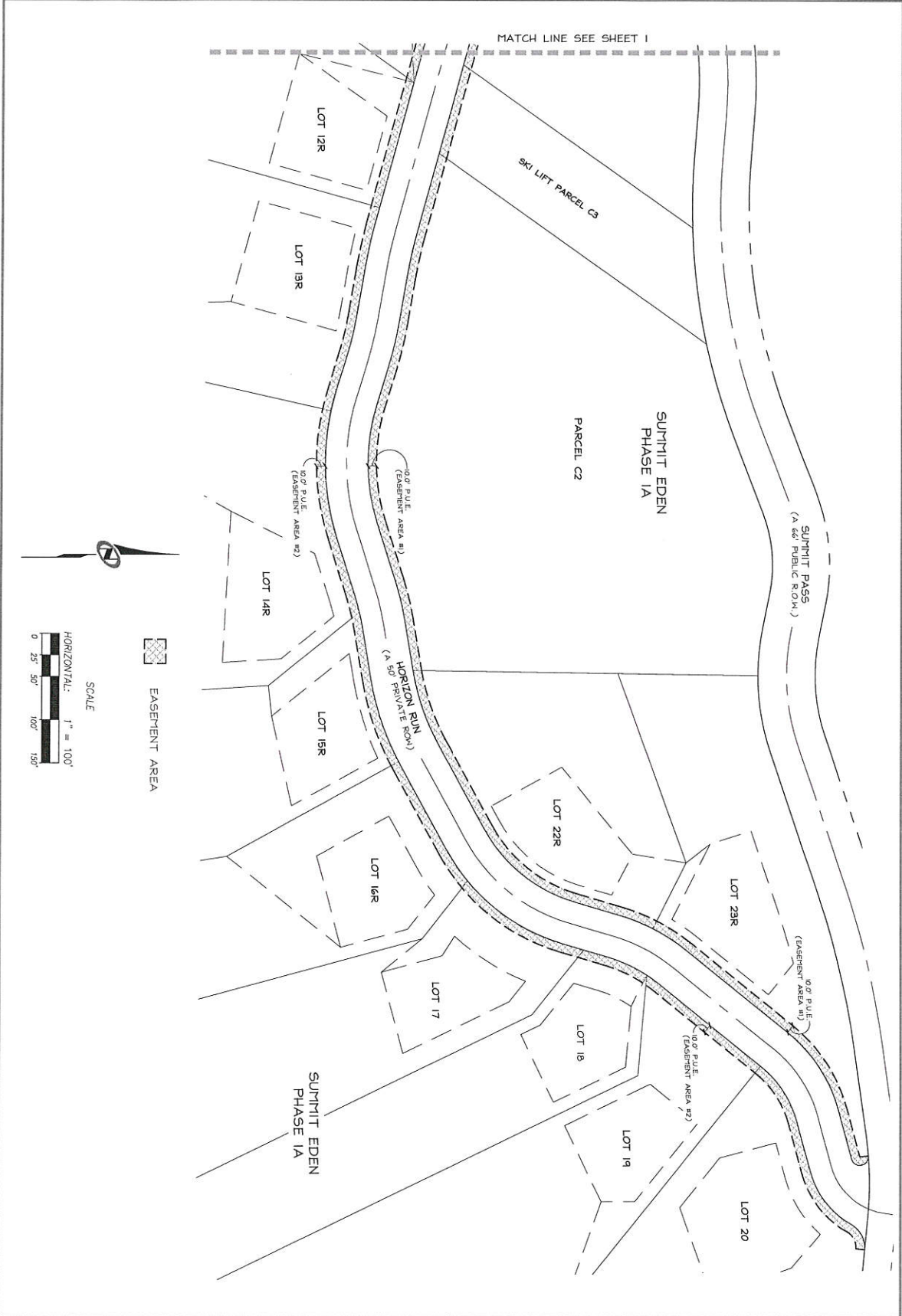
MURRAY, UT 84107
WWW.NVI5.COM

EXHIBIT "B"
SUMMIT EDEN PHASE 1A
DEPICTION OF EASEMENT LOCATIONS

PREPARED FOR: SUMMIT DATE SUBMITTED: 2014-10-23

OF 3 SHEETS JOB NUMBER SLB0793

DOCKTER
XREFS:



SHEET NUMBER 2 OF 3 SHEETS JOB NUMBER SLB0793	DATE: 10/23/14 TIME: 9:07:09 AM
	NETWORK: NONE
	PATH:
	DWG NAME:
	LAYOUT: sheet 2-10'
DESIGNER: IDD MGR: ASA	

NVI5
BEYOND ENGINEERING

627 SOUTH STATE STREET, SUITE 200
SOLIH.1500 TEL. 801.743.0300 FAX

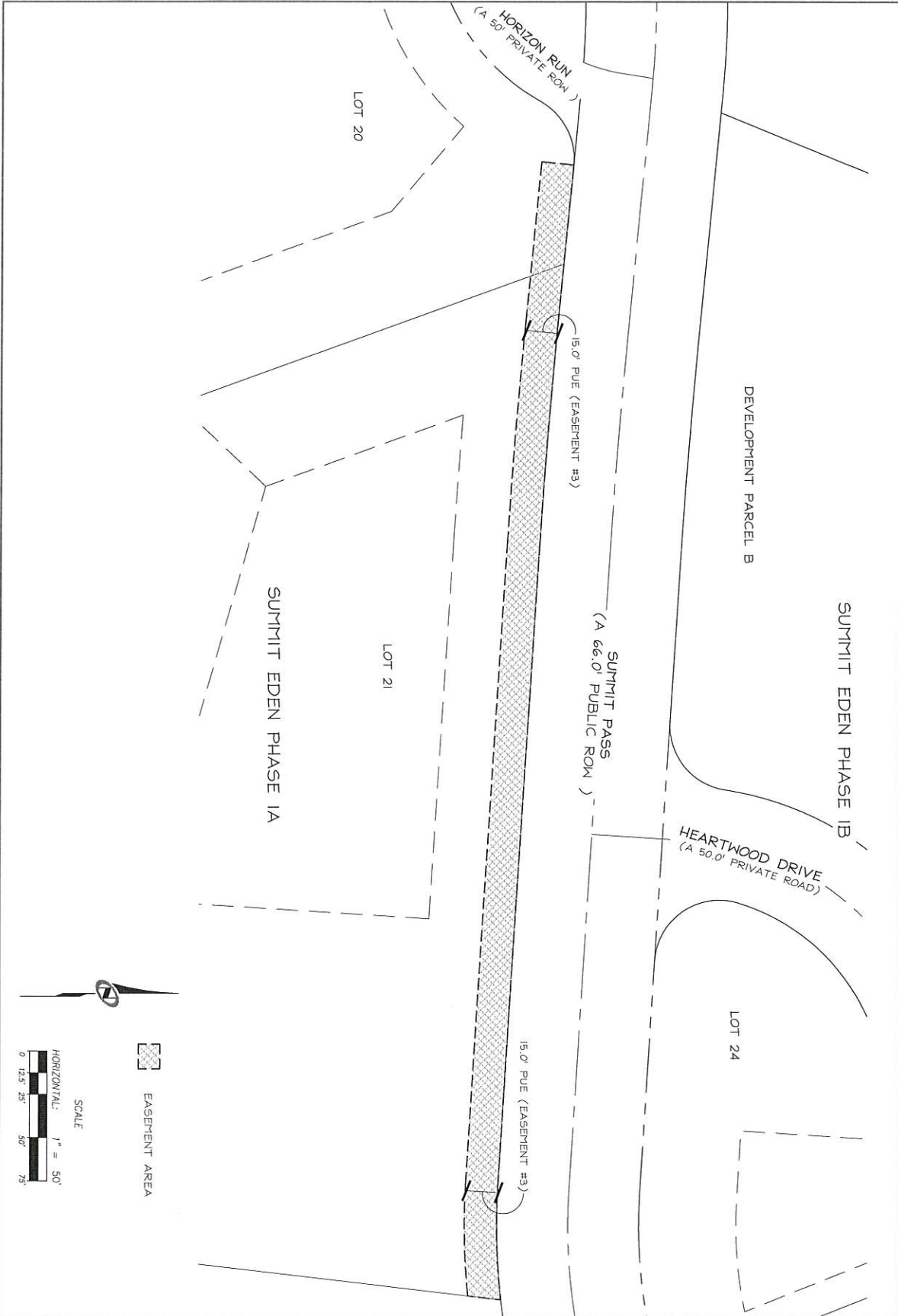
MURRAY, UT 84107
WWW.NVI5.COM

EXHIBIT "B"
SUMMIT EDEN PHASE 1A
DEPICTION OF EASEMENT LOCATIONS

PREPARED FOR: SUMMIT

DATE SUBMITTED: 2014-10-23

DOCKTER
XREFS:



DATE: 10/23/14	TIME: 9:07:12 AM
NETWORK:	NONE
PATH:	
DWG NAME:	
LAYOUT:	sheet 1
DESIGNER:	TDD MGR: ASA

NIV5
BEYOND ENGINEERING

827 SOUTH STATE STREET, SUITE 200
801743.5000 TEL. 801743.0300 FAX

MURRAY, UT 84107
WWW.NIV5.COM

EXHIBIT "B"	
SUMMIT EDEN PHASE 1A	
DEPICTION OF EASEMENT LOCATIONS	
PREPARED FOR: SUMMIT	DATE SUBMITTED: 2014-10-23

OF 3 SHEETS
3
SHEET NUMBER
JOB NUMBER
SLB0793