

Entry 2016004493
Book 1479 Pages 303-305 \$15.00
08-JUL-16 02:50
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
BASIN LAND TITLE AND ABSTRACT INC
335 W. 50 N. #E-7 VERNAL, UT 84078
Rec By: APRIL MCRAE , DEPUTY

GRANT OF NON-EXCLUSIVE EASEMENT

For the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

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Willow Park Properties, LLC, a Utah limited liability company, having an address of 775 West 1200 North, Ste. 100, Springville, Utah 84663, **GRANTOR**,

hereby GRANTS A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY to

Willow Park Properties II, LLC, a Utah limited liability company, having an address of 775 West 1200 North, Ste. 100, Springville, Utah 84663, **GRANTEE**,

On and over the following described tract of land in Uintah County, State of Utah, to-wit:

See Exhibit "A" ("Parcel 1");

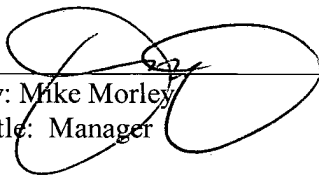
for the benefit of the following described tract of land in Uintah County, State of Utah, to-wit:

See Exhibit "B" ("Parcel 2");

For the non-exclusive right to use all improved and unimproved parking stalls and drive approaches, driveways, and rights of way, as constructed, or otherwise modified only with the written consent of Grantee, located or constructed on Parcel 1, for ingress, egress, right of way, parking, and access to Parcel 2, without restriction.

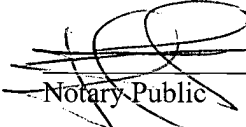
It is intended that the rights granted to Grantee herein shall run with the land and not be personal to Grantee.

Willow Park Properties, LLC

By: 
Title: Manager

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

On the 7th day of July, 2016 personally appeared before me Mike Morley, the signor of the within instrument who duly acknowledged before me that they executed the same.


Notary Public

JENNIFER LIND
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 674465
COMM. EXP. 02-01-2018

Exhibit "A"

Parcel 1:

04-176-0055
SWNW

229.19

Commencing at the West quarter corner of Section 21, Township 4 South, Range 21 East, Salt Lake Base and Meridian and running thence along the West line of said Section 21 North 01°57'21" West ~~221.19~~ feet to the TRUE POINT OF BEGINNING; thence along the West line of said Section 21 North 01°57'21" West 426.01 feet to the Northwest corner of that parcel of land described in that Warranty Deed recorded as Entry No. 2007006183 in the office of the Uintah County Recorder; thence along the North line of said parcel North 88°34'27" East 401.58 feet; thence South 55°20'37" East 63.85 feet; thence North 77°27'24" East 203.71 feet to a point on the arc of a 151.79 foot radius curve to the right (radius point bears South 13°29'50" East); thence Easterly along the arc of said curve through an arc length of 35.36 feet and a central angle of 13°20'46"; thence North 89°53'09" East 36.15 feet; thence South 04°43'23" West 202.85 feet; thence South 69°31'59" West 45.35 feet to a point on the arc of a 25 foot radius curve to the left (radius point bears South 20°27'44" East); thence Southerly along the arc of said curve through an arc length of 45.13 feet and a central angle of 103°25'54"; thence South 33°25'37" East 78.16 feet to a point on the arc of a 5.00 foot radius curve to the left (radius point bears North 59°59'59" East); thence Southeasterly along the arc of said curve through an arc length of 5.24 feet and a central angle of 59°59'59"; thence North 90°00'00" East 1.59 feet; thence South 15°02'16" East 53.42 feet; thence North 88°36'03" East 287.31 feet; thence South 01°23'57" East 56.10 feet; thence South 88°36'03" West 989.99 feet to the point of beginning.

Exhibit "B"

04.126.0001 SWNW

Phase 2 Boundary

A parcel of land situate in the Northwest Quarter of Section 21, Township 4 South, Range 21 East, Salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point North $1^{\circ}57'21''$ West 655.19 feet and North $88^{\circ}38'18''$ East 401.58 feet from the West Quarter Corner of said Section 21; thence North $88^{\circ}38'18''$ East 21.38 feet; thence North $1^{\circ}57'28''$ West 169.40 feet; thence North $88^{\circ}33'48''$ East 748.77 feet; thence South $0^{\circ}00'59''$ West 129.06 feet to the beginning of a 92.06 radius curve to the right; thence Southerly along said arc 156.34 feet thru a central angle of $97^{\circ}18'4''$ (chord bears South $12^{\circ}52'01''$ East 138.22 feet); thence along a 130 foot radius curve to the left; thence Southerly along said arc 141.84 feet thru a central angle of $62^{\circ}30'49''$ (Chord bears South $10^{\circ}29'03''$ West 134.91 feet); thence South $31^{\circ}11'32''$ East 53.99 feet; thence South $58^{\circ}48'28''$ West 124.34 feet; thence South $1^{\circ}43'26''$ East 90.93 feet; thence South $88^{\circ}36'03''$ West 91.13 feet to the East line of Willow Bend Phase 1; thence the following 13 courses along said East line of Willow Bend, Phase 1: thence North $1^{\circ}23'57''$ West 56.10 feet; thence South $88^{\circ}36'03''$ West 287.31 feet; thence North $15^{\circ}02'16''$ West 53.42 feet; thence West 1.59 feet to the beginning of a 5.00 foot radius curve to the right; thence Northwesterly along said arc a 5.24 feet thru a central angle of $59^{\circ}59'59''$ (Chord bears North $60^{\circ}00'01''$ West 5.00 feet); thence North $33^{\circ}25'37''$ West 78.16 feet to the beginning of a 25.00 radius curve to the right; thence Northeasterly along said arc 45.13 feet thru a central angle of $103^{\circ}25'54''$ (Chord bears North $17^{\circ}49'02''$ East 39.25 feet); thence North $69^{\circ}31'59''$ East 45.35 feet; thence North $4^{\circ}43'23''$ East 202.85 feet; thence South $89^{\circ}53'09''$ West 36.15 feet to the beginning of a 151.79 foot radius arc to the left; thence Southwesterly along said arc 35.36 feet thru a central angle of $13^{\circ}20'46''$ (Chord bears South $83^{\circ}10'35''$ West 35.28 feet); thence South $77^{\circ}27'24''$ West 203.71 feet; thence North $55^{\circ}20'37''$ West 63.85 feet to the point of beginning.

Contains 7.14 Acres, more or less.