

**RETURNED**

**FEB 0 1 2008**

2338396

BK 4461 PG 736

WHEN RECORDED PLEASE RETURN TO:

Gary M. Wright  
Teton Investment Holding, L.P. a Utah Limited Partnership  
1544 Woodland Park Drive, Suite 300  
Layton, Utah 84041

E 2338396 B 4461 P 736-738  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/01/2008 02:18 PM  
FEE \$0.00 Pgs: 3  
DEP RTT REC'D FOR LAYTON CITY CORP

*nw 9-4n-1w  
09-045-0005 pt*

TURN-AROUND EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells, and sets over unto Layton City Corporation, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement for a vehicular turn-around area, said right-of-way and easement being situated in Layton City, State of Utah, over and through a parcel of the GRANTOR'S land, more fully described as follows:

Beginning at a point which is North 0°03'00" East 950.96 feet from the East Quarter Corner of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence North 89°58'00" East 0.05 feet to a point on a 15.00-foot radius curve to the right; thence along the arc of said curve 14.90 feet, (central angle = 56°54'12", chord bearing and distance = South 61°34'54" East 14.29 feet) to the start of a 50-foot radius curve to the left; thence along the arc of said curve 256.38 feet, (central angle = 293°47'35"; chord bearing and distance = North 0°01'35" West 54.62 feet) to the start of a 15.00-foot radius curve to the right; thence along the arc of said curve 14.89 feet, (central angle = 56°52'33", chord bearing and distance = South 61°30'54" West 14.29 feet) to a point on the East line of the proposed Windsor Square Commercial Subdivision, Phase 2; thence South 0°03'00" West 41.00 feet along said line to the point of beginning.

It is understood and agreed, that at such time as 2675 North may be extended eastward, this Turn-Around Easement shall become null and void.

GRANTOR warrants that it and no one else holds title to the above described property and that it has authority to grant said easement to Layton City.

GRANTOR shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of GRANTOR and the successors and assigns of GRANTEE.

By accepting this Turn-Around Easement, GRANTOR hereby agrees to indemnify, save and hold GRANTEE harmless against any loss or damage to the property or any injury to or death of any person any and all other claims whatsoever resulting from the exercise by GRANTOR, or it tenants, invitees, licensees, employees, agents, contractors, successors and assigns, of the rights or obligations hereunder.

IN WITNESS WHEREOF, the GRANTOR has executed this right-of-way and easement this 25 day of January, 2008.

Teton Investment Holding, L.P., a Utah Limited Partnership

By *Wayne A. Belleau*  
Its *Managing Member*

Wayne A. Belleau

*Wayne A. Belleau*

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH )  
 )  
COUNTY OF DAVIS )

On this 24<sup>th</sup> day of JANUARY, 2008, before me, the undersigned notary public in and for said County and State, personally appeared before me GARY M. WRIGHT to me personally known, who, being by me duly sworn, did say that he/she is MANAGING MEMBER of Teton Investment Holding, L.P. a Utah Limited Partnership, and that the seal, if any, affixed to the foregoing instruction is the corporate seal of said limited liability company, and that said instrument was signed, sealed and delivered by him/her on behalf of said limited liability company by authority of its Manager, and said GARY M. WRIGHT acknowledged said instrument to be the free act and deed of said partnership SS CO

WITNEDED MY HAND and notarial seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Caylon Depalma  
Name: CAYLON DEPALMA  
Notary Public



My Commission Expires: 3-14-09

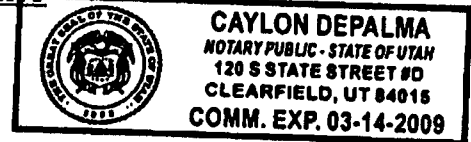
WITNESS OR ATTEST:

WAYNE A. BELLEAU

By: Hailey Shupe  
Hailey Shupe

PERSONAL ACKNOWLEDGMENT

STATE OF UTAH )  
 )  
COUNTY OF DAVIS )



On this 24<sup>th</sup> day of JANUARY, 2008, before me, the undersigned notary public in and for said County and State, personally appeared before me WAYNE A. BELLEAU to me personally known to be the person whose name is subscribed to the within instrument and

LAYTON CITY ACCEPTANCE:

[Signature]  
MAYOR

ATTEST: [Signature]  
CITY RECORDER

