

Return to:
LEGACY HILLS LLC
C.O. Brent Anderson
380 E 100 S
Morgan, Utah, 84050

RIGHT OF WAY AND EASEMENT GRANT

For value received, **KELLY RAY MOSS, TRUSTEE OF THE KELLY RAY MOSS TRUST, DATED APRIL 10, 2007**, ("Grantor"), of 5329 Ridgedale Drive, Ogden, Utah 84403, hereby grants to **LEGACY HILLS LLC**, a Utah Limited Liability Company, its successors and assigns, ("Grantee"), of 3355 West Legacy Hills Drive, Morgan, Utah, 84050, an easement for the construction, operation, maintenance, repair, replacement of public or private utility service lines, concrete block retaining walls or cut/fill slope re-vegetation, repair and irrigation, along with all necessary accessories and appurtenances thereto, (herein after collectively called facilities) on, across, or under the surface of the real property of Grantor in MORGAN County, State of UTAH, The centerline of which being more particularly described as follows and shown on attached Exhibit A, made a part hereof by this reference:

Affecting Parcels: **01-004-244**

P.N. 01-0001-6301 S.N. 01-04-244 P.N. _____ S.N. 01-DWRIGHT-0002 _____

00-0001-6301

Legal Description:

AN EASEMENT, BEING SITUATED ON A PORTION OF LOT 2, DAVID WRIGHT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF (RECORDED JANUARY 10, 2002 AS ENTRY NO. 87126, BK. 177 PG. 46 OF MORGAN COUNTY RECORDS), LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AS MONUMENTED BY A B.L.M. BRASS CAP (1952 RESURVEY)
THENCE SOUTH 00°20'22" WEST 2640.04 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17;
THENCE SOUTH 00°56'48" WEST 228.41 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 TO A REBAR AND CAP;
THENCE NORTH 56°47'08" EAST 419.02 FEET ALONG THE SOUTH LINE OF SAID LOT 2, DAVID WRIGHT SUBDIVISION, TO A REBAR AND CAP;
THENCE NORTH 89°48'38" EAST 988.70 FEET ALONG SAID SOUTH LINE TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°48'38" WEST 25.00 FEET ALONG SAID SOUTH LINE;
THENCE NORTH 45°22'37" EAST 34.92 FEET TO THE WEST LINE OF LOT 3, LEGACY HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AUGUST 17, 2020, AS ENTRY NO. 152606, IN BK 365 PG 1628 AND 1629 IN THE OFFICE OF THE MORGAN COUNTY RECORDER;
THENCE SOUTH 00°20'16" EAST 24.45 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 CALLED: NORTH 00°20'22" WEST.

Together with the right of access to the right of way across the grantors land only for activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

It is hereby understood that any parties securing this grant on behalf of the Grantee are without authority to make any representation, covenants or agreements not herein expressed.

Dated this 12 day of October, 2022.

THE KELLY RAY MOSS TRUST, DATED APRIL 10, 2007



KELLY RAY MOSS, TRUSTEE

ACKNOWLEDGEMENT

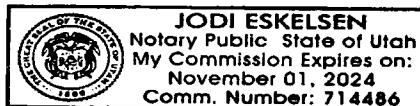
STATE OF Utah)
) ss.
County of Davis)

On this 19 day of 10, 2022 before me, the undersigned Notary Public in and for said State, personally appeared **KELLY RAY MOSS, TRUSTEE OF THE KELLY RAY MOSS TRUST, DATED APRIL 10, 2007**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Layton (city, state)
My Commission Expires: 11.01.24 (d/m/y)

