

When recorded return to:  
Quarter Circle H Ranch Owners Association  
c/o Bruce C. Jenkins  
Jenkins, Bagley & Sperry, PLLC  
285 W. Tabernacle St., Ste. 301  
St. George, UT 84770

Entry #: 00202401 B: 0598 P: 0681  
01/04/2023 11:33 AM  
Easements and Right of Ways Page: 1 / 4  
Ver Jean Caruso, KANE COUNTY RECORDER  
FEE: \$40.00 BY: JENKINS BAGLEY SPERRY, PLLC

### **EASEMENT**

*Whereas*, the parties hereto are the Plaintiffs and Defendant in that lawsuit styled *Lauren Curtis and Kristy Curtis v. Quarter Circle H Ranch Owners Association*, Case No. 190600021 (Sixth Judicial District Court, Kane County, State of Utah); and

*Whereas*, the parties have agreed to resolve their claims by mutual settlement; and

*Whereas*, the parties' settlement agreement involves the recognition of easement rights, the granting of easement rights, and other agreements;

Now, therefore, for and in consideration of one dollar (\$1.00), an exchange of performance, and other good and valuable consideration, **Lauren Curtis and Kristy Curtis**, Husband and Wife, as Joint Tenants, (GRANTORS), hereby grant unto the **Quarter Circle H Ranch Owners Association** (GRANTEE) a 30-foot road access easement, the centerline of which is described as:

Commencing at a point N. 89°56'33" E. 687.60 feet along the east-west 1/16th section line from the north 1/16th corner of Sections 8 and 9, Township 41 South, Range 7 West, Salt Lake Base and Meridian, Utah, at a point on a 100.00 foot-radius curve to the left, the center of which bears S. 57°55'49" W. from the beginning of the curve; thence northwesterly along said curve 51.59 feet through a central angle of 29°33'33"; thence N. 61°37'45" W. 96.61 feet to a 2,000.00 foot-radius curve to the right; thence along said curve 215.96 feet through a central angle of 6°11'13"; thence N. 55°26'32" W. 37.30 feet to a 100.00 foot-radius curve to the right; thence along said curve 153.89 feet through a central angle of 88°10'12"; thence N. 32°43'40" E. 42.23 feet to a 150.00 foot-radius curve to the left; thence along said curve 148.93 feet through a central angle of 56°53'20"; thence N. 24°09'40" W. 55.95 feet to a 150.00 foot-radius curve to the right; thence 120.53 feet along said curve through a central angle of 46°02'23"; thence N. 21°52'43" E. 172.19 feet to a 150.00 foot-radius curve to the right; thence along said curve 69.46 feet through a central angle of 26°31'59"; thence N.

48°24'42" E. 58.09 feet to a 300.00 foot-radius curve to the left; thence 42.97 feet along said curve through a central angle of 8°12'24" to the end; the side lines of said easement to be extended or shortened to terminate on the south at said east-west 1/16th section line and on the north at a line that bears S. 60°41'31" E. and N. 60°41'31" W. from said end of centerline.

GRANTORS grant this easement to provide GRANTEE an access easement on and across an existing road, sometimes called the North Road, which GRANTEE will maintain and repair consistent with historical maintenance and GRANTEE's maintenance of the roads within the Quarter Circle H Ranch Subdivision, and to include the right to improve, chip seal, or pave the North Road, all at GRANTEE's discretion.

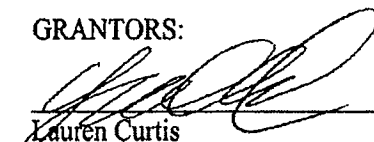

GRANTORS reserve the right to use the easement for access to their property described in that Special Warranty Deed dated January 16, 2018 and recorded on January 17, 2018 as Entry No. 177757, in Book 0489, Page 907-910 (Parcels 1 and 2).

GRANTORS except the rights and interests set forth in that Easement dated March 28, 2006 and recorded on March 29, 2006 as Entry No. 128666, in Book 0300, Page 368 (30-foot public utilities and emergency access); that Right-of-Way dated March 28, 2006 and recorded on March 29, 2006 as Entry No. 128667, in Book 0300, Page 369 (50-foot Center Street right-of-way); and that Easement dated March 29, 2006 and recorded on March 29, 2006 as Entry No. 128668, in Book 0300, Page 370 (30-foot public utilities).

This easement is granted in perpetuity, shall run with the land, and be binding upon the parties hereto and their respective heirs, personal representatives, administrators, successors and assigns.

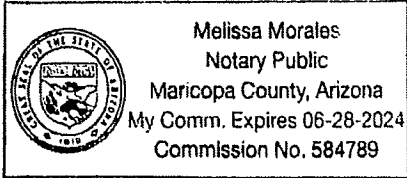
Dated this 1 day of December, 2022.

GRANTORS:

  
Lauren Curtis  
  
Kristy Curtis

State of Arizona )  
County of Maricopa ) ss.  
Kane )

The foregoing instrument was subscribed, sworn and acknowledged before me this  
Dec 1 2022 by Lauren Curtis and Kristy Curtis.



[Signature]  
Residing at: Goodyear AZ  
My commission expires: 6/28/24

GRANTEE:

Quarter Circle H Ranch Owners Association

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

The foregoing instrument was subscribed, sworn and acknowledged before me this  
\_\_\_\_\_ by \_\_\_\_\_, as \_\_\_\_\_ of  
the Quarter Circle H Ranch Owners Association.

Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

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State of Utah            )  
                                  ) ss.  
County of Kane         )

\_\_\_\_\_ The foregoing instrument was subscribed, sworn and acknowledged before me this  
by Lauren Curtis and Kristy Curtis.

Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

GRANTEE:

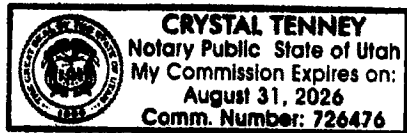
Quarter Circle H Ranch Owners Association

By: \_\_\_\_\_

Its: PRESIDENT, IHOA.

State of Utah            )  
                                  ) ss.  
County of Davis         )

\_\_\_\_\_ The foregoing instrument was subscribed, sworn and acknowledged before me this  
December 12 2022 by Scott Rasmussen, as president of  
the Quarter Circle H Ranch Owners Association.



\_\_\_\_\_ Residing at: Utah first credit union  
My commission expires: 08/31/2026