



W2247826

E# 2247826 PG 1 OF 1
ERNEST D ROWLEY, WEBER COUNTY RECORDER
12-MAR-07 1158 AM FEE \$11.00 DEP VD
REC FOR: NORTH WEBER LANDOWNERS ASSOCIA

Real Estate Easement Agreement

Richard H. Fleming being the owner of the following described real property and Grantor, having received good and valuable consideration, including the sum of \$1.00 receipt of which expressly acknowledged by the same, on behalf of himself, his heir and assigns, DOES HEREBY Grant to North Weber Landowners Association L.L.C. Grantee, and his heir and assigns, a perpetual easement for the construction and maintenance of a sewer out-fall line described as follows:

19-041-0012

PART OF LOT 1, IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE SOUTH LINE OF 2700 NORTH STREET WHICH IS SOUTH 0D33' WEST 53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 0D33' WEST 626.67 FEET TO THE BOUNDARY OF BEN LOMOND CEMETERY MAINTENANCE DISTRICT, THENCE NORTH 89D54'45" WEST ALONG SAID BOUNDARY AND QUARTER QUARTER SECTION LINE 853.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF O.S.L.R.R., THENCE NORTH 26D12' WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 496.30 FEET, THENCE NORTH 89D38' EAST 607.17 FEET, THENCE NORTH 0D54' WEST 187.54 FEET TO SAID SOUTH LINE OF 2700 NORTH STREET, THENCE SOUTH 89D50' EAST ALONG SAID SOUTH LINE 64.37 FEET, THENCE SOUTH 0D01' WEST 10.00 FEET, THENCE SOUTH 89D59' EAST 408.97 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE EASTERLY SECTION LINE OF SAID SECTION 36, 42.92 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 61+80.51, WHICH CORNER IS 553.00 FEET (BUT CALCULATES 43.00 FEET TO THE APPARENT POSSESSION LINE) SOUTH 0D33'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 0D33'00" WEST (BUT CALCULATES SOUTH 0D07'00" EAST ALONG THE APPARENT POSSESSION LINE) 12.08 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND EASTERLY SECTION LINE OF SAID SECTION 36 TO A POINT 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D39'08" WEST 472.78 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE NORTH 0D54'00" WEST (BUT CALCULATES NORTH 1D16'00" WEST ALONG THE APPARENT POSSESSION LINE) 22.07 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 32.94 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D50'00" EAST (BUT CALCULATES NORTH 89D39'00" EAST ALONG THE APPARENT POSSESSION LINE) 64.37 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 32.93 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 0D01'00" EAST (BUT CALCULATES SOUTH 0D21'00" EAST ALONG THE APPARENT POSSESSION LINE) 10.00 FEET TO A POINT 42.93 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D59'00" EAST 408.97 FEET (BUT CALCULATES NORTH 89D39'00" EAST 408.82 FEET ALONG THE APPARENT POSSESSION LINE) THE POINT OF BEGINNING. (E#1957885)

A 36 foot wide easement extending along the westerly border of the above described land and adjacent to the OSLRR right of way line.

Richard H. Fleming Grantor

Richard H. Fleming

Ernest D Rowley Grantee

North Weber Landowners Association LLC

Sworn to and subscribed before me this 23 day of Feb. 2004
NOTARY REPUBLIC

