



W2706554

EN 2706554 PG 1 OF 4
ERNEST D ROWLEY, WEBER COUNTY RECORDER
15-OCT-14 1128 AM FEE \$16.00 DEP TDT
REC FOR: RIDGE DEVELOPMENT UTAH CORP

When Recorded Please Return to:

John Lewis
Ridge Development Utah Corporation
5577 East Elkhorn Drive
Eden, Utah 84310-9618

GRANT OF EASEMENT (UTILITY LINES, SLOPE, AND POND)

EDEN VALLEY DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND ASSIGNS ("GRANTOR"), WHOSE ADDRESS FOR THE PURPOSES HEREOF IS PO BOX 95410, SOUTH JORDAN, UTAH, HEREBY GRANTS, CONVEYS, SELLS AND SETS OVER UNTO RIDGE DEVELOPMENT UTAH CORPORATION, A UTAH LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND ASSIGNS ("GRANTEE"), WHOSE ADDRESS FOR THE PURPOSES HEREOF IS 5577 EAST ELKHORN DRIVE, EDEN, UTAH, FOR THE SUM OF TEN DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND THROUGH CERTAIN REAL PROPERTY OWNED BY THE GRANTOR LOCATED IN WEBER COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN (COLLECTIVELY, THE "BURDENED PROPERTY"):

- A. A NON-EXCLUSIVE UTILITY LINE EASEMENT FOR THE INSTALLATION, OPERATION, INSPECTION, SERVICING, MAINTENANCE, REPAIR, REMOVAL, ALTERATION AND REPLACEMENT OF SEWER AND STORM DRAIN SYSTEMS ON, OVER, UNDER AND ACROSS THE BURDENED PROPERTY IN THE APPROXIMATE LOCATIONS DEPICTED ON THE DRAWING INCLUDED ON EXHIBIT A HERETO; AND
- B. A NON-EXCLUSIVE SLOPE EASEMENT FOR THE INSTALLATION, MAINTENANCE, ALTERATION OF ROADWAY SIDE SLOPE OVER, AND ACROSS THE MOOSE HOLLOW DRIVE ROADWAY FILL ZONE LOCATED OR TO BE LOCATED, IN WHOLE OR PART ON THE BURDENED PROPERTY DEPECTED ON THE DRAWING INCLUDED ON EXHIBIT A HERETO: AND
- C. A NON-EXCLUSIVE POND EASEMENT FOR THE INSTALLATION, OPERATION, INSPECTION, SERVICING, MAINTENANCE, REPAIR, REMOVAL, ALTERATION OF A POND OVER, UNDER AND ACROSS THE BURDENED PROPERTY DEPICTED ON THE DRAWING INCLUDED ON EXHIBIT A HERETO:

THE EASEMENT SHALL BE FOR THE BENEFIT OF AND APPURTENANT TO THAT CERTAIN REAL PROPERTY LOCATED IN WEBER COUNTY, UTAH OWNED BY GRANTEE MORE PARTICULARLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

TO HAVE AND TO HOLD THE SAME UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT OF INGRESS AND EGRESS IN SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, REPRESENTATIVES, AND AGENTS TO ENTER UPON THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSES HEREIN DESCRIBED.

GRANTOR AND GRANTEE AGREE TO BE BOUND BY AND ACCEPT THE FOREGOING EASEMENTS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS. RECODING OF THIS INSTRUMENT AND THE USE OF EASEMENTS BY GRANTEE SHALL BE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF ALL OF THE TERMS AND CONDITIONS SET FORTH HEREIN.

EXHIBIT B (BOUNDARY DESCRIPTION)

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT SOUTH 00°16'32" WEST 161.79 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE SOUTH 89°08'16" EAST 175.22 FEET ; THENCE SOUTH 67°24'03" EAST 498.42 FEET; THENCE SOUTH 67°33'14" EAST 107.35 FEET; THENCE SOUTH 65°54'36" EAST 539.55 FEET; THENCE SOUTH 36°56'23" EAST 232.69 FEET; THENCE SOUTH 76°17'06" WEST 446.37 FEET; THENCE NORTH 19°54'46" WEST 302.72 FEET; THENCE NORTH 62°19'43" WEST 375.98 FEET; THENCE NORTH 36°56'01" WEST 198.57 FEET; THENCE NORTH 65°21'15" WEST 128.14 FEET; THENCE SOUTH 74°38'59" WEST 148.44 FEET; THENCE NORTH 45°51'28" WEST 164.87 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAIND WEST LINE NORTH 00°16'32" EAST 0.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.333 ACRES.

R 22-282-0001

Dated: 10-10-14 By: [Signature]
EDEN VALLEY DEVELOPMENT L.L.C., HOWARD J SCHMIDT (OWNER)

STATE OF UTAH)
) SS
COUNTY OF WEBER)

On this 10th day of October, 2014, personally appeared before me Howard J. Schmidt, Owner of Eden Valley Development L.L.C. whose names(s) are subscribed to the foregoing **Easement Agreement** and acknowledged to me that said Eden Valley Development L.L.C executed the same.

[Signature]
NOTARY PUBLIC
Residing in: 2487 N HWY 155, EDEN, UT 84470

My commission Expires: 7/27/2016

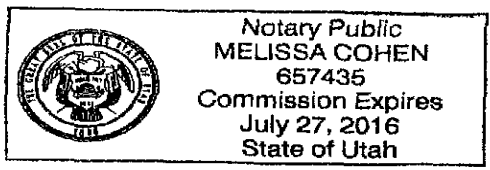


EXHIBIT A

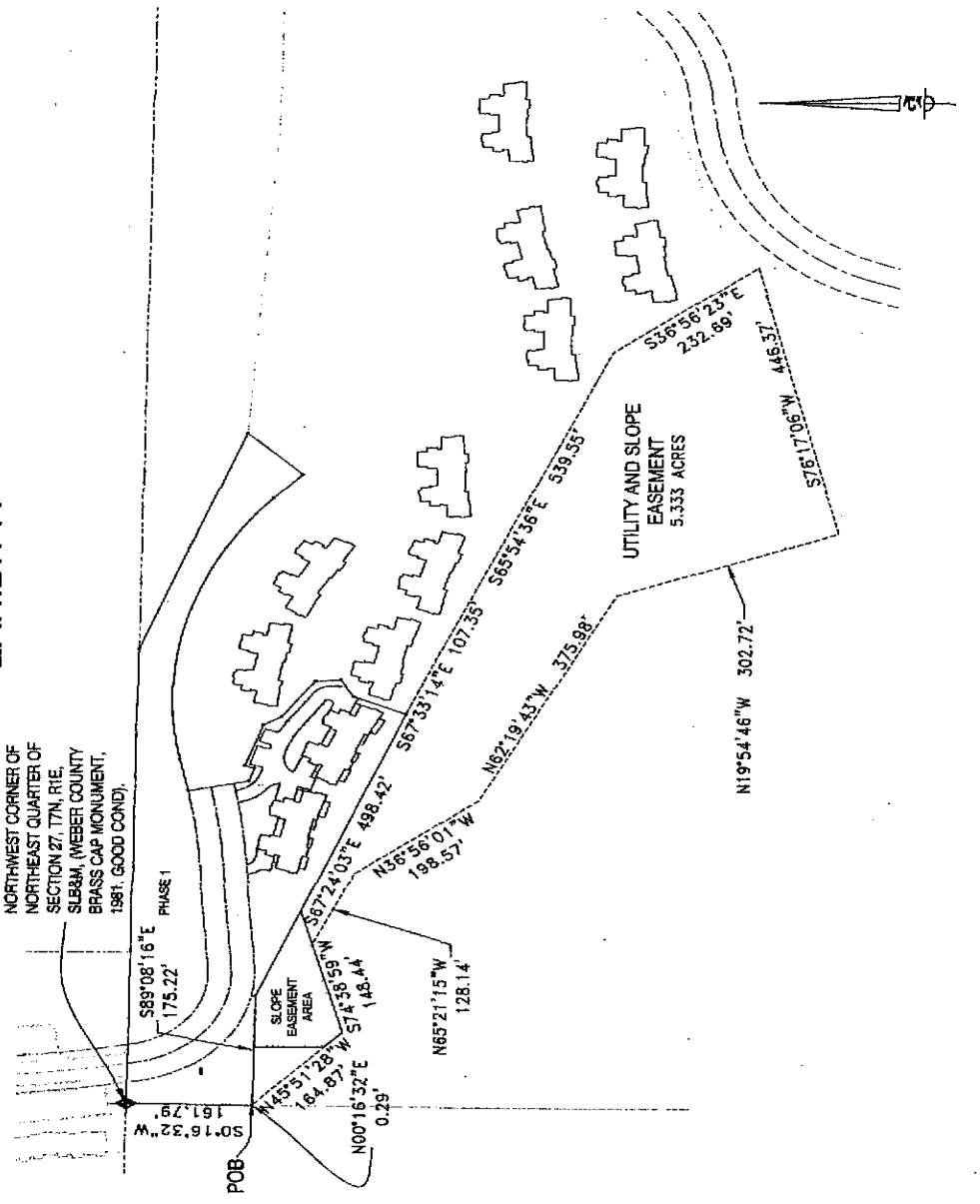
NORTHWEST CORNER OF
NORTHEAST QUARTER OF
SECTION 27, 17N, R1E,
SLB88M, (WEBER COUNTY
BRASS CAP MONUMENT,
1981, GOOD COND).

PHASE 1

POB

SLOPE
EASEMENT
AREA

UTILITY AND SLOPE
EASEMENT
5.333 ACRES



GARDNER ENGINEERING
 CIVIL/LAND SURVEYING
 MUNICIPAL/LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-426-0002 FAX: 801-426-0900

EA101 - Lower Hubbard 103 - The Ridge, 7/20/2014 (SURVEY) WORKSHEET 1 Final.dwg - Utility and Slope Easement - EXHIBIT A, 10/20/14 10:23:44 AM, 11.14173