

Grant of Easement and Notice of Potential Future Development

The undersigned River Ridge Partners, LC as the current owner of the property described in Exhibit "A" attached hereto, hereby grants unto Lael Wall and Neil J. Wall, Trustees, or their successors in trust, under the Lael Wall Living Trust, dated December 16, 2004, the current owners of the property described in Exhibit "B" attached hereto (hereinafter the "Wall Property"), an easement for ingress and egress over and across that certain tract of land which is defined as "Daniels Canyon Drive" on the proposed plat of Daniel's Canyon Subdivision which is attached hereto as Exhibit "C".


This easement over "Daniels's Canyon Drive" shall provide the means of unlimited ingress and egress to the "Wall Property"

This document shall further serve as notice that should a portion or portions of the "Wall Property" be subdivided or developed in the future, the access to "Daniel's Canyon Drive", granted herein, shall also serve as ingress and egress to any future development or subdivision.

This Grant of Easement shall also include the right of any future development or subdivision on the "Wall Property" to connect to Storm drain lines, water, sewer and secondary water lines which presently exist in "Daniel's Canyon Drive" as well as an easement for the secondary water line currently existing in "Daniels Canyon Drive" which includes the right and access to maintain and repair said secondary water line.

This Grant of Easement and Notice of Potential Future Development shall run with the land and be binding upon any future owners of any of the subject properties described herein.

Dated this 30 day of August, 2014



River Ridge Partners, LC

By: Neil J. Wall


Its: Manager

09-082-0111
09-082-0059

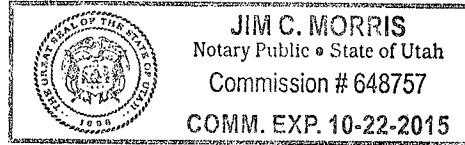
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF **Davis**)

On the 30 day of **August 2014**, before me, the undersigned Notary Public, personally appeared **Neil J. Wall**, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



My Commission Expires: 10-22-15

Residing at: Davis County

Exhibit "A"




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BEG AT A PT WH IS S 89°34'56" E ALG THE SEC LINE 2348.46 FT M/L & N 519.54 FT FRSW COR SEC 13-T4N-R1W, SLM; & RUN TH N 89°34'50" W 726.08 FT, TH N 29° E 547.46 FT, M/L, TH N 1°42'40" W 177.03 FT, TH N 13°15' E 165.81 FT; TH N 4°39' W 268.49 FT; TH S 86° E 32.72 FT, M/L; TH S 86° E 255.16 FT, M/L, TO NE COR OF PPTY ANNEXED IN BK 1244, PG 1176, TH S 25°22'26" E 358.00 FT, TH S 11°37'52" E 300.00 FT, TH S 2°33'30" W 147.00 FT, TH S 8°43'15" W 288.93 FT, M/L, TO POB. CONT 12.74 ACRES (NOTE, THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Exhibit "B"

 Davis County Government
REDI Web Land Information System

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A PART OF THE SW 1/4 OF SEC 13-T4N-R1W, SLM: BEG AT THE SE COR OF NATURAL ESTATES #2, SD PT IS S 89°34'56" E 1510.00 FT ALG THE SEC LINE FR THE SW COR OF SD SEC 13 & RUN TH N 0°01' E 398.00 FT; TH N 25°00' E 72.00 FT; TH S 61° E 43.74 FT; TH N 29° E 64.589 FT; TH S 89°34'56" E 906.62 FT; TH S 0°01' W 500.00 FT; TH N 89°34'56" W 1006.89 FT ALG THE SEC LINE TO THE POB. CONT. 11.39 ACRES. (WENT TO 09-082-0064)

