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WHEN RECORDED, MAIL TO:

Paxton Guymon Esq.  
York Howell & Guymon  
6405 South 3000 East #150  
Salt Lake City, Utah 84121

E# 2943053 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
21-SEP-18 304 PM FEE \$18.00 DEP JKC  
REC FOR: HOWARD SCHMIDT

**TEMPORARY PUBLIC EASEMENTS**

For good and valuable consideration, EDEN VALLEY DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), hereby conveys and grants for public use two (2) temporary easements described below (the "Easements") over and through those portions of Grantor's real property located in Weber County, Utah County, State of Utah, described as follows (the "Easement Property"):

*See Legal Descriptions and Maps collectively attached hereto as Exhibit "A"*

The Easements granted hereby are subject to the following rights, terms, and conditions:

1. The Easements are granted pursuant to the terms of that certain Weber County Zoning Development Agreement (Third Amendment) between Grantor and Weber County Corporation relating to Grantor's land (approximately 145 acres) generally located at 3300 North Wolf Creek Drive (the "County Agreement").

2. The terms and conditions of the County Agreement are incorporated herein, including, without limitation, the following:

a. The Easements herein granted are for a temporary emergency access easement as well as a public pedestrian trail easement extending through Grantor's property as described and depicted in Exhibit "A" hereto;

b. Both access points to the pedestrian trail will remain accessible to the public as long as the Easements remain in effect;

c. The public pedestrian trail will remain public as long as the zoning of Grantor's property as Residential RE-15 and Open Space (O-1) remains in effect. If the County changes the zoning of Grantor's property to agricultural use or if Grantor's property otherwise loses the development rights set forth in the County Agreement, then the Easements granted herein shall automatically terminate. In such event, Grantor may record a notice of termination of the Easements, and Grantor shall be entitled to block public access to and use of the terminated Easements.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date set forth below, to be effective on the recording date hereof.

**GRANTOR:**

Eden Valley Development, LLC

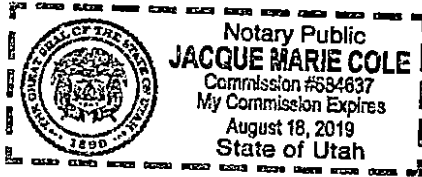
By: 

Its: Manager

STATE OF UTAH )  
COUNTY OF Weber : ss.

The foregoing instrument was acknowledged before me this 21 day of Sept, 2018,  
by Howard Schmidt in his capacity as Manager of Eden Valley Development, LLC.

SEAL:



Jacquie Marie Cole  
Notary Public

## 2. PEDESTRIAN TRAIL EASEMENT

An easement for a Pedestrian Trail, 20.00 feet in width and 0.53 miles in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, and removal of a Pedestrian Trail in Weber County, Utah, described as follows:

A 20 FOOT WIDE PEDESTRIAN TRAIL EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, LYING 10 FEET NORTHERLY AND 10 FEET SOUTHERLY OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE GRANTOR'S PROPERTY BEING LOCATED SOUTH 0°27'53" WEST 1274.05 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 80°21'16" WEST 140.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.37 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 5°25'08", AND WHICH CHORD BEARS NORTH 83°03'50" WEST 28.36 FEET; THENCE NORTH 85°46'24" WEST 52.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 44.68 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 8°31'57", AND WHICH CHORD BEARS NORTH 81°30'25" WEST 44.64 FEET; THENCE NORTH 77°14'27" WEST 65.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 38.48 FEET, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 6°18'00", AND WHICH CHORD BEARS NORTH 80°23'27" WEST 38.47 FEET; THENCE NORTH 83°32'27" WEST 56.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 106.42 FEET, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 7°37'17", AND WHICH CHORD BEARS NORTH 79°43'48" WEST 106.34 FEET; THENCE NORTH 75°55'10" WEST 73.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 45.78 FEET, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°06'57", AND WHICH CHORD BEARS NORTH 82°28'38" WEST 45.68 FEET; THENCE NORTH 89°02'07" WEST 61.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 126.57 FEET, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 25°26'43", AND WHICH CHORD BEARS NORTH 76°18'45" WEST 125.53 FEET; THENCE NORTH 63°35'23" WEST 52.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 145.58 FEET, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 28°45'48", AND WHICH CHORD BEARS NORTH 77°58'17" WEST 144.06 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 101.56 FEET, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 48°29'27", AND WHICH CHORD BEARS NORTH 68°26'10" WEST 98.56 FEET; THENCE NORTH 44°11'27" WEST 80.71 FEET; THENCE NORTH 65°53'32" WEST 72.84 FEET; THENCE NORTH 78°49'02" WEST 49.99 FEET; THENCE NORTH 81°43'41" WEST 39.06 FEET; THENCE SOUTH 60°30'59" WEST 24.78 FEET; THENCE SOUTH 41°22'26" WEST 50.07 FEET; THENCE SOUTH 74°24'12" WEST 63.04 FEET; THENCE SOUTH 87°46'37" WEST 88.23 FEET; THENCE NORTH 77°47'33" WEST 86.34 FEET; THENCE NORTH 70°33'47" WEST 83.28 FEET; THENCE NORTH 58°01'27" WEST 59.47 FEET; THENCE NORTH 60°15'38" WEST 42.21 FEET; THENCE NORTH 77°04'13" WEST 33.14 FEET; THENCE NORTH 76°47'57" WEST 78.35 FEET; THENCE NORTH 79°14'29" WEST 126.91 FEET; THENCE NORTH 75°19'34" WEST 99.37 FEET; THENCE NORTH 74°59'49" WEST 101.80 FEET; THENCE NORTH 78°27'53" WEST 152.43 FEET; NORTH 71°17'07" WEST 113.68 FEET; THENCE NORTH 65°14'23" WEST 88.73 FEET; THENCE NORTH 59°49'51" WEST 132.97 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, AND THE WEST LINE OF THE GRANTOR'S PROPERTY AND THE POINT OF TERMINATION.

Assessor Parcel No.

222840001, 220210127, 222820001

**Exhibit A  
Easements**

(Legal Descriptions of Both Easements; and Maps of Easements)

**1. EMERGENCY ACCESS EASEMENT DESCRIPTION**

A temporary easement for Emergency Access, 20.00 feet in width and 0.66 miles in length, more or less, for emergency vehicular access only in Weber County, Utah, described as follows:

A 20 FOOT WIDE EMERGENCY ACCESS EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, LYING 10 FEET TO EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE GRANTOR'S PROPERTY, BEING LOCATED SOUTH 89°09'42" EAST 1877.81 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 380.11 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°00'00" EAST 12.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 234.37 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 44°45'44", AND WHICH CHORD BEARS SOUTH 22°22'59" WEST 228.46 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 260.26 FEET, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 33°08'13", AND WHICH CHORD BEARS SOUTH 61°19'57" WEST 256.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 314.90 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 60°08'29", AND WHICH CHORD BEARS SOUTH 47°49'49" WEST 300.64 FEET; THENCE SOUTH 17°45'35" WEST 181.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 74.84 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 85°45'26", AND WHICH CHORD BEARS SOUTH 60°38'18" WEST 68.04 FEET TO A POINT 10 FEET NORTHEASTERLY OF THE SOUTHERLY LINE OF THE UTAH POWER AND LIGHT EASEMENT; THENCE 10 FEET PARALLEL WITH AND PERPENDICULAR TO SAID SOUTHERLY EASEMENT LINE NORTH 76°28'59" WEST 1193.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 90.10 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 103°14'29", AND WHICH CHORD BEARS SOUTH 51°53'47" WEST 78.39 FEET TO A POINT 10 FEET EASTERLY OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE 10 FEET EASTERLY, PARALLEL WITH AND PERPENDICULAR TO SAID WEST LINE SOUTH 0°16'32" WEST 1016.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 29.65 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33°58'48", AND WHICH CHORD BEARS SOUTH 16°42'52" EAST 29.22 FEET; THENCE SOUTH 33°42'16" EAST 13.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 51.69 FEET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 98°42'50", AND WHICH CHORD BEARS SOUTH 15°39'09" WEST 45.53 FEET; THENCE SOUTH 65°00'34" WEST 6.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE, BEING THE WESTERLY LINE OF THE GRANTORS PROPERTY AND THE POINT OF TERMINATION.

Assessor Parcel No. 220210127, 222820001