

JS
BT



W3013107

ER. 3013107 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
29-OCT-19 3:41 PM FEE \$40.00 DEP TN
REC FOR: RIDGE UTAH DEV.

Return to:
Ridge Utah Development Corporation
3718 North Wolf Creek Drive
Eden, Utah 84310 -9655

Grantor Parcel Number: 220210127
Grantee Parcel Number: 222810005 DB

MP

INGRESS EGRESS ACCESS EASEMENT

For value received, Eden Valley Development LLC, ("Grantor"), hereby grants to Ridge Utah Development Corporation its successors and assigns, ("Grantee"), an easement for a right of way 20.00 feet in width and 750.14 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, of a access road, including without limitation: on, over, the surface of the real property of Grantor in Weber County, State of Utah more particularly described as follows and as more particularly shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description: A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. A 20.00 FOOT WIDE INGRESS EGRESS ACCESS EASEMENT BEING 10.00 FEET RIGHT AND 10.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE, THE SIDELINES OF WHICH ARE TO BE PROLONGED OR ABRIDGED WHEN NOT INTERSECTION EXISTING RIGHT-OF-WAY LINE AND THE GRANTORS PROPERTY LINE AT RIGHT ANGLES. BEGINNING AT A POINT ON THE RIGHT-OF-WAY OF ELK RIDGE TRAIL (A PUBLIC RIGHT-OF-WAY) BEGIN LOCATED NORTH 89°09'42" WEST 778.07 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 380.11 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 00°32'18" WEST 25.97 FEET; THENCE ALONG THE ARC OF A 157.24 FOOT RADIUS CURVE TO THE RIGHT 133.16 FEET, HAVING A CENTRAL ANGLE OF 48°31'23", CHORD BEARS SOUTH 08°26'13" WEST 129.22 FEET; THENCE SOUTH 31°35'28" WEST 79.76 FEET; THENCE SOUTH 44°34'17" WEST 83.08 FEET; THENCE SOUTH 53°12'02" WEST 82.16 FEET; THENCE SOUTH 76°51'07" WEST 90.22 FEET; THENCE SOUTH 79°38'52" WEST 115.10 FEET; THENCE SOUTH 54°29'58" WEST 83.79 FEET; THENCE NORTH 42°58'43" WEST 56.90 FEET TO THE GRANTORS PROPERTY LINE SAID LINE BEING THE COMMON PROPERTY LINE OF THE GRANTEES PROPERTY AND THE POINT OF TERMINATION.

Assessor Parcel No. 220210127

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Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 29 day of October, 2019.

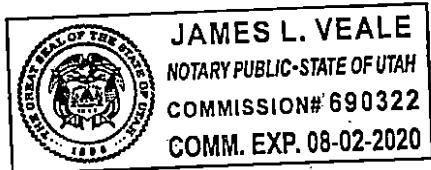
By: Eden Valley Development LLC


Howard Schmidt, Manager

ACKNOWLEDGEMENT

STATE OF UTAH)
 §
COUNTY OF WEBER)

On this 29 day of October 2019, personally appeared before me Howard Schmidt, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Eden Valley Development, LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Howard Schmidt acknowledged to me that said Corporation executed the same.



STAMP

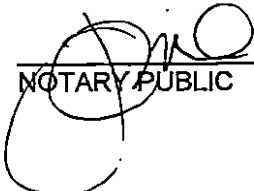

NOTARY PUBLIC

EXHIBIT A

LEWIS HOMES, THE RIDGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

S89°09'42"E 2655.88'

NORTH 1/4 COR.
SEC. 27, T7N, R1E
S.L.B.&M.

778.07'

NORTHEAST COR.
SEC. 27, T7N, R1E
S.L.B.&M.

EDEN VALLEY
DEVELOPMENT LLC
222730012

P.O.B.

MOOSE HOLLOW DRIVE

S0°00'00"E 380.11'

ELK RIDGE TRAIL

S0°32'18"W
25.97'

L=133.16', R=157.24'
Δ=48°31'23" CH=S8° 26' 13"W 129.22'

RIDGE UTAH DEVELOPMENT CORPORATION
222810005

FUTURE ROAD CENTERLINE

EL 1 LLC
222730010

FUTURE R.O.W.

S44°34'17"W
83.08'

S31°35'28"W
79.76'

FUTURE PUMP
STATION

S79°38'52"W
115.10'

N42°58'43"W
56.90'

EDEN VALLEY DEVELOPMENT LLC
220210127

HOWARD SCHMIDT
222730009

S53°12'02"W
82.16'

S76°51'07"W
90.22'

FUTURE R.O.W.

S54°29'58"W
83.79'

EDEN VALLEY
DEVELOPMENT LLC
222840001

0' 50' 100' 200'

Scale in Feet
1" = 100'

**GARDNER
ENGINEERING**

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



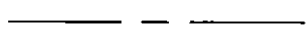
LEGEND



WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING



SUBDIVISION BOUNDARY



LOT LINE



ADJACENT PARCEL



SECTION LINE



PROPOSED EASEMENT



EXISTING FENCE LINE