

When Recorded Return To:  
Legacy Mountain Estates  
3718 Wolf Creek Drive  
Eden, UT 84310

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\*W3191388\*

**EASEMENT DEED**

Legacy Mountain Estates, Grantor, hereby, quit claims, grants, and conveys to the Weber County, his successors, assigns, and agents, (collectively the "County Surveyor"), Grantee, a right to enter on, over, across, or through the property, as described below, for the purpose of accessing a government survey monument or public land survey government corner location that may exist on or near the property as may be required by the County Surveyor to conduct future surveying activities. When accessing the government survey monument or public land survey government corner location the Grantee will make reasonable efforts to minimize the effect of entry upon the property.

Furthermore, the Grantor, hereby, grants and conveys to the County Surveyor a Perpetual Easement to access, inspect, repair, replace, maintain, alter, or adjust a government survey monument or public land survey government corner location that may exist on or near the property as may be required or deemed necessary by the County Surveyor.

Furthermore, this Right of Entry and Perpetual Easement shall run with the land and are binding on the Grantor, his successors, heirs, assigns, and agents, in perpetuity.

LEGAL DESCRIPTION: SEE EXHIBIT A

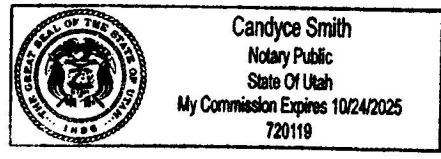
Developer: Legacy Mountain Estates LLC  
[Signature] owner/member

INDIVIDUAL ACKNOWLEDGMENT

State of Utah )  
                  ) ss  
County of Weber )

On the 29<sup>th</sup> day of September A.D. 2021  
personally appeared before me Shane Dunleavy the signer of the within  
instrument, who duly acknowledged to me that he/she executed the same.

[Signature]  
Notary Public  
Residing at: Eden, Utah



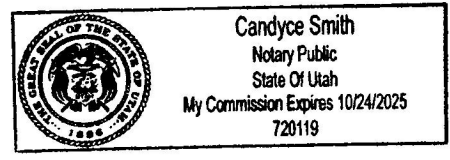
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CORPORATE ACKNOWLEDGMENT

State of Utah )  
                  ) ss  
County of Weber )

On the 29<sup>th</sup> day of September A.D. 2021  
personally appeared before me Shane Dunleavy duly sworn, did say  
that he/she is the owner/member of Legacy Mountain Estates LLC  
the corporation which executed the foregoing instrument, and that said instrument was signed in behalf of said  
corporation by authority of a Resolution of its Board of Directors that the said corporation executed the same.

[Signature]  
Notary Public  
Residing at: Eden, Utah



## EXHIBIT A

### BOUNDARY DESCRIPTION

*A part of Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, together with a vacated portion of Snow Basin Road (Vacated on September 3, 2021 as Entry Number 3181415,) Weber County, Utah.*

*Beginning at the Northwest Corner of The Chalets at Ski Lake Phase No. 5, a cluster subdivision in Weber County, Utah, said point being 1660.65 feet North 89°38'27" West along a Section line from the Northeast Corner of said Section 23; and running thence South 0°48'23" West 1936.34 feet along the West line of said Subdivision No. 5 and The Chalets at Ski Lake Subdivision Phases No. 6 and No. 8 in Weber County, Utah to the Southwest Corner of said Phase No. 8; thence Easterly along the South boundary of said Phase No. 8 and The Chalets at Ski Lake Subdivision Phase No. 7, Weber County, Utah; the following (6) six courses: South 89°11'37" East 1085.34 feet, North 0°48'23" East 201.52 feet, Easterly along an arc of a 664.32 foot radius curve to the left 220.96 feet (Central Angle is 19°03'25" and Long Chord bears North 74°31'42" East 219.94 feet), North 65°00'00" East 50.00 feet, Easterly along an arc of a 767.46 foot radius curve to the right 331.57 feet (Central Angle is 24°45'15" and Long Chord bears North 77°22'38" East 329.00 feet), and North 89°45'15" East 9.99 feet to the Westerly Right of Way line of Snow Basin Road; thence Southerly along said Westerly Right of Way line (5) five courses as follows: Southerly along an arc of a 205.28 foot radius curve to the left 179.23 feet (Central Angle is 50°01'27" and Long Chord bears South 33°39'53" East 173.59 feet), South 58°40'37" East 182.75 feet, Southerly along an arc of a 268.31 foot radius curve to the right 314.46 feet (Central Angle is 67°09'00" and Long Chord bears South 25°06'07" East 296.77 feet), South 8°28'23" West 274.46 feet, and Southerly along an arc of a 336.64 foot radius curve to the right 160.45 feet (Central Angle is 27°18'27" and Long Chord bears South 22°07'37" West 158.93 feet); thence North 49°09'05" West 437.43 feet; thence North 65°14'45" West 207.36 feet; thence South 40°32'53" West 564.84 feet; thence South 18°38'45" West 109.50 feet to the new Right of Way line of Snow Basin Road (Vacated on September 3, 2021 as Entry Number 3181415); thence Southwesterly along the arc of said new Right of Way line, and a 196.70 foot radius curve to the left 214.95 feet (Central Angle is 62°36'40" and Long Chord bears South 77°20'25" West 204.41 feet); thence Southerly and Westerly along the Northerly Right of Way line of said Snow Basin Road the following eleven (11) courses: South 43°57'55" East 30.00 feet, South 46°02'05" West 402.07 feet, Westerly along an arc of a 2617.29 ft radius curve to the right 238.03 feet (Central Angle equals 5°12'39" and Long Chord bears South 48°38'24" West 237.95 feet), Westerly along the arc of a 140.57 foot radius curve to the right 109.08 feet (Central Angle equals 44°27'39" and Long Chord bears South 73°28'33" West 106.36 feet), North 84°17'37" West 271.38 feet, Westerly along the arc of a 322.23 foot radius curve to the right 182.91 feet (Central Angle equals 32°31'24" and Long Chord bears North 68°01'55" West 180.47 feet), North 51°46'13" West 45.29 feet, and Westerly along the arc of a 229.85 foot radius curve to the left 202.38 feet (Central Angle equals 50°26'57" and Long Chord bears North 76°59'41" West 195.91 feet); thence North 0°47'56" East 601.38 feet; thence South 77°47'56" West 360.00 feet; thence South 85°47'56" West 847.02 feet to the Northeast Corner of Branch Subdivision, Weber County, Utah; thence South 54°13'01" West 552.92 feet along the Northwesterly line of said Branch Subdivision; thence South 33°47'56" West 536.88 feet; thence North 77°43'03" West 427.99 feet; thence North 4°40'04" West 135.79 feet; thence North 14°52'56" East 37.37 feet; thence North 53°43'49" West 305.00 feet; thence South 57°51'33" West 433.64 feet; thence South 29°08'04" East 475.00 feet to the North line of Mountain Valley Subdivision, Weber County, Utah; thence Westerly and Southerly six (6) courses as follows: North 61°04'34" West 116.30 feet, South 88°37'56" West 88.40 feet, South 61°17'56" West 153.79 feet, South 23°09'04" East 171.40 feet, South 5°12'56" West 69.65 feet, and South 54°15'56" West 93.69 feet to the Northerly Right of Way line of said Snow Basin Road; thence Westerly along said Right of Way and the arc of a 133.00 foot radius curve to the left 166.47 feet (Central Angle equals 71°42'51" and Long Chord bears South 76°08'45" West 155.81 feet) to the Easterly line of Basin-View Estates Cluster Subdivision 1st Amendment, Weber County, Utah thence North 37°20'52" West 51.62 feet along said Easterly line to the Section line of said Section 23; thence North 2°08'27" East 1225.70 feet along said section line to the West Quarter Corner of said Section 23; thence North 0°21'21" East 2657.39 feet along the section line to the Northwest corner of Section 23; thence South 89°36'28" East 2603.68 feet along the section line to the North Quarter corner of said Section; thence South 89°38'27" East 1000.41 feet along a the section line to the point of beginning.*

Contains 284.31 Acres