



W3263804

Return to:
NON TYPICAL COMMERCIAL PROPERTIES LLC
1900 S 4600 W
Malad, ID 83252

E# 3263804 PG 1 OF 2
LEANN H KILTS, WEBER CTY. RECORDER
16-NOV-22 115 PM FEE \$40.00 TN
REC FOR: NON TYPICAL COMMERCIAL PROF

Grantor Parcel Number: 201860011

EMERGENCY ACCESS EASMENT

For value received, Legacy Mountain Estates LLC., (“Grantor”), hereby grants to Non Typical Commercial Properties LLC its successors and assigns, (“Grantee”), an easement for a RIGHT-OF-WAY and Utility lines, including but not limited to power, water, gas, sewer, a 6” fire hydrant and communications, 20.00 feet in width for the construction, reconstruction, operation, maintenance, and repair of a privet road and all necessary or desirable accessories and appurtenances thereto, including without limitation: on, over, or under the surface of the real property of Grantor in Weber County, State of Utah said RIGHT-OF-WAY and Utility easement is 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 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF LEGACY MOUNTAIN ESTATES AND THE WEST LINE OF SAID QUARTER BEING LOCATED SOUTH 2°05’33” WEST 234.76 FEET ALONG SAID WEST BOUNDARY AND THE WEST LINE OF SAID QUARTER FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 67°49’10” EAST 21.99 FEET; THENCE SOUTH 81°52’59” EAST 169.81 FEET; THENCE SOUTH 88°41’02” EAST 34.90 FEET; THENCE ALONG THE ARC OF A 568.23 RADIUS FOOT CURVE TO THE RIGHT 380.10 FEET, HAVING A CENTRAL ANGLE OF 38°19’32” WITH A CHORD BEARING NORTH 87°32’07” EAST 373.05 FEET; THENCE SOUTH 71°34’56” EAST 50.95 FEET; THENCE SOUTH 59°21’51” EAST 217.60 FEET; THENCE SOUTH 69°56’56” EAST 41.91 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LEGACY MOUNTAIN DRIVE; THENCE ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT 20.20 FEET, HAVING A CENTRAL ANGLE OF 14°27’57” WITH A CHORD BEARING SOUTH 13°11’03” WEST 20.14 FEET; THENCE NORTH 69°56’56” WEST 46.21 FEET; THENCE NORTH 58°57’12” WEST 217.53 FEET; THENCE NORTH 73°26’03” WEST 48.46 FEET; THENCE ALONG THE ARC OF A 548.23 FOOT RADIUS CURVE TO THE LEFT 370.60 FEET, HAVING A CENTRAL ANGLE OF 38°43’54” WITH A CHORD BEARING SOUTH 87°19’05” WEST 363.59 FEET; THENCE NORTH 88°41’02” WEST 40.18 FEET; THENCE NORTH 81°52’59” WEST 174.74 FEET; THENCE NORTH 66°53’06” WEST 15.89 FEET TO SAID WEST BOUNDARY LINE AND THE WEST LINE OF SAID QUARTER; THENCE ALONG SAID WEST BOUNDARY LINE AND THE WEST LINE OF SAID QUARTER NORTH 2°05’33” EAST 21.35 FEET TO THE POINT OF BEGINNING.

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.

Legacy Mountain Estates LLC.

Dated this 16th day of November, 2022

Shane Dunleavy owner
Printed Name/Title Grantor

[Signature]
Signature Grantor

ACKNOWLEDGEMENT

STATE OF UTAH)
)
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COUNTY OF WEBER)

On this 16th day of November 2022, personally appeared before me Shane Dunleavy, 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 Owner of Legacy Mountain Estates 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 Shane Dunleavy acknowledged to me that said Corporation executed the same.

[Signature]
STAMP

NOTARY PUBLIC

