

Return to:  
Wolf Creek Water & Sewer  
Improvement District  
PO Box 568, Eden, UT 84310



\*W3264398\*

Grantor Parcel Number(s): 220210127

**PUBLIC UTILITY EASEMENT**

For value received, Eden Valley Development LLC, (“Grantor”) hereby grants Wolf Creek Water and Sewer Improvement District Inc. (“Grantee”), a 20 foot wide easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of a public utility line 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 more particularly described as follows and as more particularly described and/or shown on Exhibit “A” attached hereto and by this reference made a part hereof:

**Legal Description:**

A PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE BEING LOCATED SOUTH 89°09’44” EAST 6.71 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND SOUTH 0°00’03” EAST 2063.62 FEET FROM NORTH QUARTER CORNER; RUNNING THENCE NORTH 87°41’34” EAST 20.01 FEET; THENCE SOUTH 0°15’33” EAST 340.12 FEET; THENCE SOUTH 89°59’40” EAST 732.93 FEET; THENCE SOUTH 0°00’09” EAST 547.72 FEET; THENCE SOUTH 13°25’39” EAST 362.85 FEET; THENCE NORTH 89°34’09” WEST 20.60 FEET; THENCE NORTH 13°25’39’ WEST 360.27 FEET; THENCE NORTH 0°00’09” WEST 530.07 FEET; THENCE SOUTH 89°59’31” WEST 732.94 FEET TO THE EAST RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 0°14’36” WEST 359.48 FEET TO THE POINT OF BEGINNING.

Assessor Parcel No.                    220210127

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 therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee’s facilities or impede Grantee’s activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way.

Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

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 21<sup>st</sup> day of November, 2022.

**EDEN VALLEY DEVELOPMENT LLC**

Howard I Schmidt  
By: **PRINT NAME**  
[Signature]  
By: **SIGNATURE**

State of Utah

County of Weber  
On this 21<sup>st</sup> day of November, 2022, 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 Trust by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Howard Schmidt acknowledged to me that said Trust executed the same.

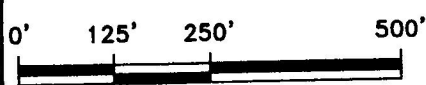
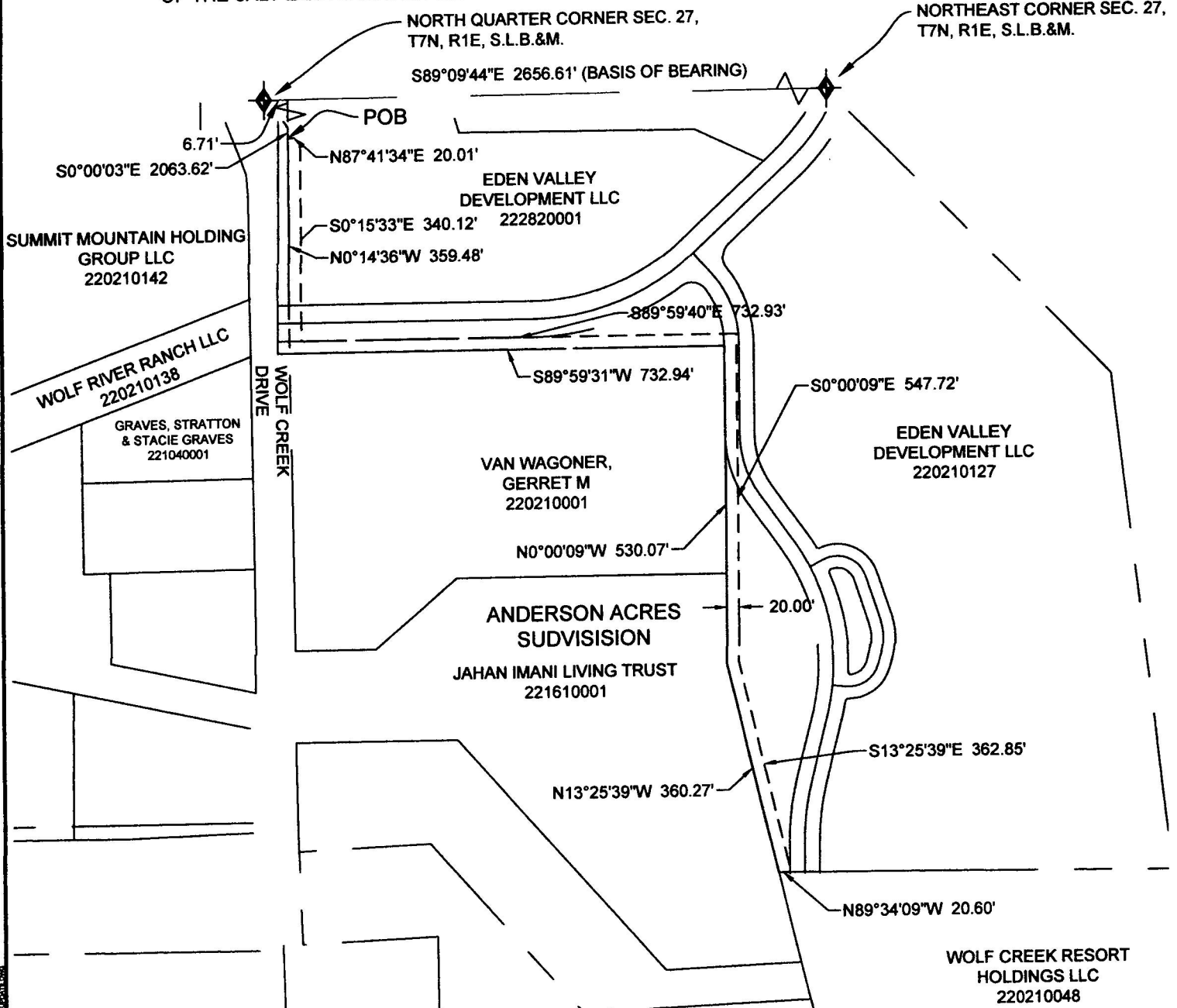
[Signature]  
Notary Public



# EXHIBIT A

## UTILITY EASEMENT

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



Scale in Feet  
1" = 250'



- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP
  - MARKED GARDNER ENGINEERING SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - EXISTING FENCE LINE