



W3337592

When recorded, please return to:

Plain City Corporation
4160 W 2200 N
Plain City, Utah 84404

E# 3337592 PG 1 OF 9
LEANN H KILTS, WEBER CTY. RECORDER
26-AUG-24 121 PM FEE \$0.00 SED
REC FOR: WEBER CO OPERATIONS

Parcel No. 190270008

Space above for County Recorder's use only

BT

Access and Utilities Easement

Western Basin Land & Livestock, Pleasant Plains Ranch Inc, and Weber County Corporation (hereinafter referred to as "Grantors") does hereby grant an easement upon the terms contained herein unto Plain City Corporation (hereinafter referred to as "Grantee"), for the sum of Ten Dollars and other good and valuable consideration.

1. **Benefited Property.** Attached hereto marked Exhibit "A" is a description of the properties owned by the Grantee under this easement instrument (hereinafter referred to as the "Benefited Parcel"). The easement granted by this easement instrument is intended to benefit and be appurtenant to the Benefited Parcel.
2. **Description of Easement.** The easement granted by this instrument is located upon the following-described tract of land located in Weber County, State of Utah, and described as follows: See attached Exhibit "B"
3. **Purpose of Easement.** The easement granted by this instrument shall be a perpetual nonexclusive easement for ingress and egress, and the installation, maintenance and use of utilities, for the benefit of the Grantee and appurtenant to the Benefited Parcel.
4. **Successors and Assigns.** The easement granted by this instrument shall be a perpetual easement, is intended to run with the land, and shall be binding upon Grantors, Grantee and their respective successors and assigns and others owning interests in the Benefited Parcel and Easement Parcel.

Karen Marcell
Western Basin Land & Livestock

Reggie J. Anderson
Pleasant Plains Ranch Inc.

Jim Henn
Weber County Corporation

Dated this 24 day of July, 2024.

By Kenn Jackson
For Pleasant Plains Ranch inc
Its President

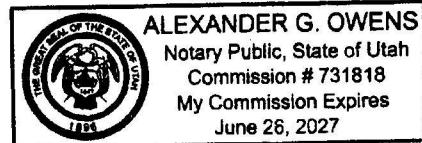
Kenn Jackson
Signature

STATE OF Utah)
County of Weber)
ss.

On this 24th day of July, in the year 2024, before me Alexander Owens a notary public, personally appeared Kenn Jackson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Alexander G. Owens
(notary signature)



(seal)

Dated this 31 day of February, 2024.

July

By Kami Marriott

For Wadeen Basin Land & Livestock

Its Manager

Kami Marriott

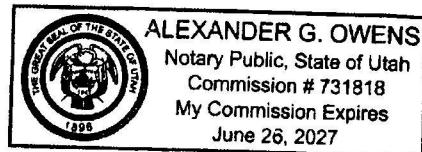
Signature

STATE OF Utah)
County of Weber)
ss.

On this 31 day of July, in the year 2024, before me Alex Owens a notary public, personally appeared Kami Marriott, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Alex Owens
(notary signature)



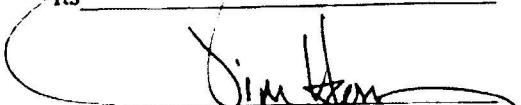
(seal)

Dated this 20th day of August, 2024.

By Tameen Harvey

For Webb County Commissioner

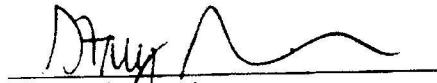
Its

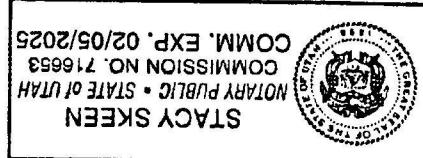

Signature

STATE OF Utah)
County of Webb)ss.

On this 20th day of August, in the year 2024, before me Stacy Skeen a notary public, personally appeared Tim Harvey, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)



(seal)

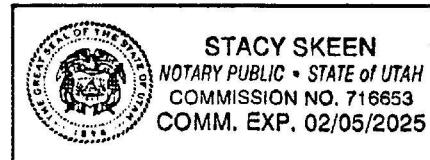


EXHIBIT "A"
(BENEFITTED PROPERTY)

The following tract of land located in Weber County, State of Utah:

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 450 FEET EAST FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE EAST 870 FEET; THENCE SOUTH 660 FEET; THENCE EAST 330 FEET; THENCE NORTH 560 FEET; THENCE EAST 850 FEET; THENCE NORTH 1300 FEET; THENCE WEST 2050 FEET; THENCE SOUTH 1200 FEET TO BEGINNING.

EXHIBIT "B"
(EASEMENT DESCRIPTION)

30 FOOT ACCESS AND UTILITY EASEMENTS
WEBER COUNTY, UTAH
JOB NO. 6298-26
2-16-2024

LOCATED WITHIN PARCEL 19-027-0006

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 1959.02 FEET SOUTH $89^{\circ}25'30''$ EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND 8.29 FEET NORTH $00^{\circ}34'30''$ EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH $00^{\circ}31'11''$ WEST 797.22 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 790.70 FEET, A DELTA ANGLE OF $90^{\circ}36'27''$, A CHORD BEARING OF SOUTH $44^{\circ}47'02''$ EAST, AND A CHORD LENGTH OF 710.85 FEET; THENCE NORTH $89^{\circ}54'44''$ EAST 2010.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 99.24 FEET, A DELTA ANGLE OF $22^{\circ}44'38''$, A CHORD BEARING OF NORTH $78^{\circ}32'25''$ EAST, AND A CHORD LENGTH OF 98.59 FEET; THENCE NORTH $67^{\circ}10'07''$ EAST 235.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 149.02 FEET, A DELTA ANGLE OF $56^{\circ}55'23''$, A CHORD BEARING OF SOUTH $84^{\circ}22'12''$ EAST, AND A CHORD LENGTH OF 142.97 FEET; THENCE SOUTH $55^{\circ}54'31''$ EAST 123.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4200 WEST STREET WHICH IS THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

TOGETHER WITH:

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 2200.75 FEET SOUTH 89°25'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND 1216.12 FEET SOUTH 00°34'30" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 31°37'02" WEST 234.25 FEET; THENCE SOUTH 36°00'21" WEST 313.74 FEET; THENCE SOUTH 35°51'29" WEST 1101.36 FEET; THENCE SOUTH 00°26'38" WEST 36.96 FEET; THENCE SOUTH 89°54'00" WEST 1275.56 FEET; THENCE NORTH 89°08'00" WEST 143.16 FEET; THENCE SOUTH 00°06'05" EAST 15.00 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0020

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.92 FEET DUE WEST AND 2636.06 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 103.13 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0007

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

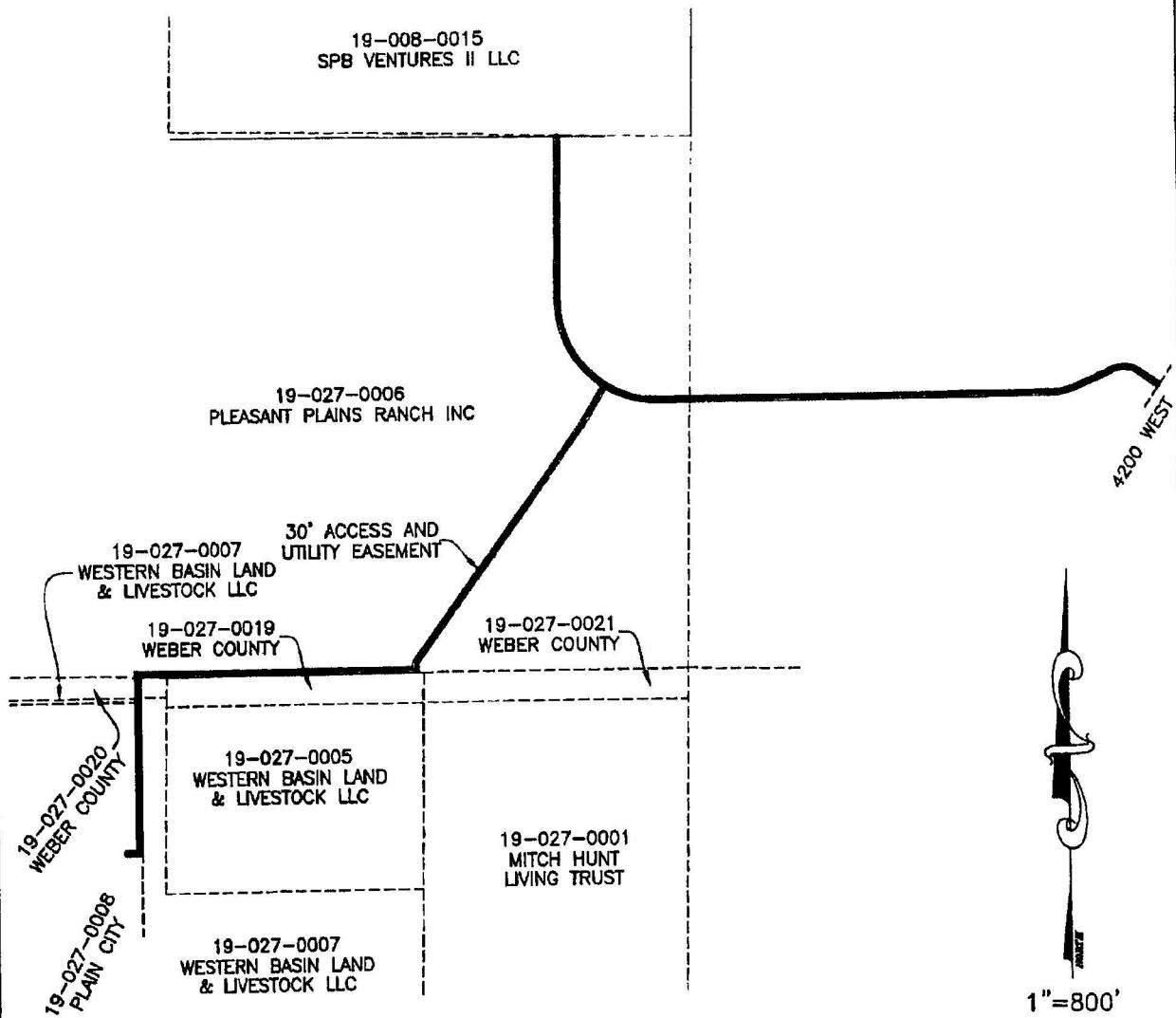
BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.74 FEET DUE WEST AND 2739.19 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 20.00 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0008

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.71 FEET DUE WEST AND 2759.19 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH $00^{\circ}06'05''$ EAST 733.12 FEET; THENCE SOUTH $89^{\circ}53'55''$ WEST 70.41 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

SEWER EASEMENT EXHIBIT



**Reeve
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2688 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
Date: 2-16-2024
Name: ACCESS/UTILITY EASE.
Number: 6298-26
Scale: 1"=800'