

GRANT OF ACCESS EASEMENT

WHEREAS, HVP ACRE 10, LLC ("HVP ACRE 10") hereby grants and conveys to William and Mavis Oswald ("Oswald"), an access easement described below for the sum of ten dollars (\$10.00) and other good and valuable consideration, which consideration the Parties hereby acknowledged as paid and sufficient.

1. Duration. The easement described herein shall come into being on the date that Grant of Access Easement ("Easement") with the office of the Wasatch County Recorder. Upon recordation, the Easement shall be appurtenant to the HVP ACRE 10 and Oswald properties and endure in perpetuity for the benefit of the parties, their heirs, successors, and assigns.
2. Description and Location of the Easement. HVP ACRE 10 does hereby grant, sell, and convey to Oswald an access easement for all legal purposes as more fully established by Exhibit A. At no time shall the new location prohibit motorized vehicular, pedestrian or equestrian travel, or (ii) deed the Easement outright to a governmental entity or municipality such as UDOT, Wasatch County, Charleston Town or Heber City).
3. Use. The Easement created herein shall not be exclusive to the grantee thereof, and the respective grantee shall not have the power to control access to the Easement or deny others access to the Easement. The scope of use is limited to all reasonable uses including, pedestrian, equestrian, and motorized vehicle travel.
4. Structures. The Parties and all heirs, successors, and assigns shall have no right to build any structure upon the Easement that shall impede or otherwise block access to the Easement.
5. Property Ownership. Under no circumstances is the conveyance of the Easement intended to imply or define boundary lines of the Parties respective adjacent properties. The Easement is created solely to satisfy the intent of both parties to this conveyance described herein.
6. Integration. This Agreement to convey the Easement is a complete integration of the terms of the conveyance, and no other oral or written representations have been made by either party beyond the terms contained herein.
7. Notices. Any notice regarding this Agreement shall be sent:

HVP ACRE 10:

Attn: Tyler R. Dow
345 West 600 South, STE 108
Heber City Utah, 84032
tdow@gordonlawgroup Utah.com

William and Mavis Oswald
2047 Princeton Dr.
Salt Lake City, UT 84108
williammavis@hotmail.com

[intentionally left blank, signatures to follow]

GRANTED this ^{11~~th~~} 11 day of September, 20 17.

By: [Signature]

Tyler R. Dow
HVP ACRE 10, LLC as authorized agent and member

WITNESS, the hand of said Grantor, this 11 day of September, 20 17.

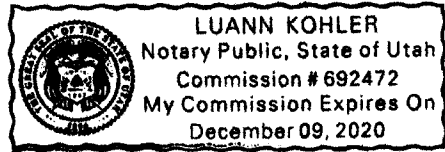
Signed in the presence of:

[Signature]

STATE OF UTAH)
) ss.
COUNTY OF WASATCH)

On the date first above written personally appeared before me, Tyler R. Dow, the signer of the within and foregoing instrument, who duly acknowledged to me that he/she executed the same.

[Signature]
Notary public



GRANTED this 13 day of ~~August~~^{SEPTEMBER}, 2017.

By: William D. Oswald
William D. Oswald

By: Mavis M. Oswald
Mavis M. Oswald

WITNESS, the hand of said William D. Oswald and Mavis M. Oswald, this 13TH day of ~~August~~^{September}, 2017.

Signed in the presence of:

ANDREW KOOYMAN

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the date first above written personally appeared before me, William D. Oswald and Mavis M. Oswald, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

A. Kooyman
Notary public

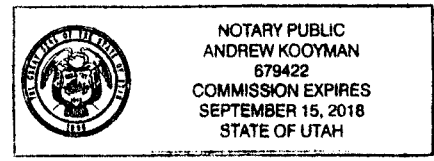


Exhibit A
Legal Description of Easement and Map of Location

-08-8216

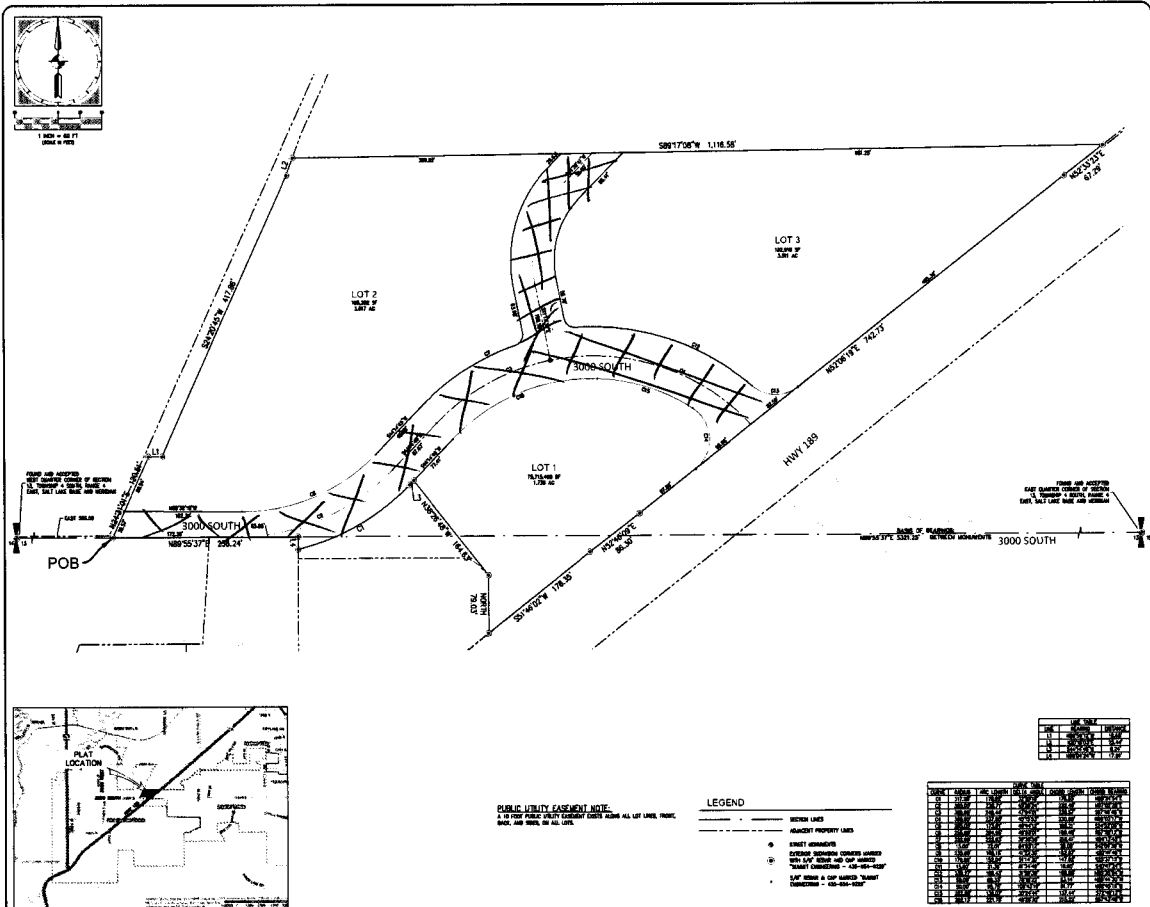
-08-8224

-15-9348

LEGAL DESCRIPTION FOR ACCESS EASEMENT

BEGINNING AT A POINT 506.59 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND ON SAID SECTION LINE TO THE POINT OF BEGINNING,

THENCE NORTH 24°31'01" EAST 39.57 FEET; THENCE SOUTH 89°32'18" EAST 162.31 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 255.00 FEET; WITH AN ARC LENGTH OF 204.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°03'01", WITH A CHORD BEARING NORTH 67°26'12" EAST 199.48 FEET; THENCE NORTH 44°14'45" EAST 95.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 318.31 FEET; WITH AN ARC LENGTH OF 150.92 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°09'55", WITH A CHORD BEARING NORTH 57°49'43" EAST 149.51 FEET; THENCE WITH A REVERSE CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 14.95 FEET; WITH AN ARC LENGTH OF 21.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°51'48", WITH A CHORD BEARING NORTH 29°58'47" EAST 19.79 FEET; THENCE NORTH 11°17'33" WEST 63.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 180.00 FEET; WITH AN ARC LENGTH OF 175.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°57'13", WITH A CHORD BEARING NORTH 16°41'04" EAST 168.88 FEET; THENCE NORTH 44°39'41" EAST 25.63 FEET; THENCE NORTH 89°17'33" EAST 85.40 FEET; THENCE SOUTH 44°39'41" WEST 86.41 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EASTERLY HAVING A RADIUS OF 120.00 FEET; WITH AN ARC LENGTH OF 117.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°57'13", WITH A CHORD BEARING SOUTH 16°41'04" WEST 112.59 FEET; THENCE SOUTH 11°17'33" EAST 56.78 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET; WITH AN ARC LENGTH OF 21.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°42'09", WITH A CHORD BEARING SOUTH 52°38'37" EAST 19.82 FEET; THENCE WITH A REVERSE CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 339.27 FEET; WITH AN ARC LENGTH OF 262.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'22", WITH A CHORD BEARING SOUTH 71°47'30" EAST 256.41 FEET; THENCE WITH A REVERSE CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 50.00 FEET; WITH AN ARC LENGTH OF 68.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°18'22", WITH A CHORD BEARING SOUTH 88°44'30" EAST 63.14 FEET; THENCE SOUTH 52°06'19" WEST 179.45 FEET; THENCE WITH A CURVE CONCAVE TO THE WESTERLY HAVING A RADIUS OF 50.00 FEET; WITH AN ARC LENGTH OF 95.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 109°43'10", WITH A CHORD BEARING NORTH 02°45'16" WEST 81.77 FEET; THENCE WITH A COMPOUND CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 262.00 FEET; WITH AN ARC LENGTH OF 139.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°24'44", WITH A CHORD BEARING NORTH 72°49'13" WEST 137.44 FEET; THENCE WITH A COMPOUND CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 262.00 FEET; WITH AN ARC LENGTH OF 221.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'57", WITH A CHORD BEARING SOUTH 67°43'27" WEST 215.21 FEET; THENCE SOUTH 44°15'43" WEST 85.66 FEET; TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 317.30 FEET; WITH AN ARC LENGTH OF 178.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'24", WITH A CHORD BEARING SOUTH 60°24'54" WEST 176.55 FEET; THENCE NORTH 00°04'24" WEST 17.01 FEET; THENCE SOUTH 89°55'37" WEST 256.24 FEET TO THE POINT OF BEGINNING



BOUNDARY DESCRIPTION

SECTION 36 IS A PART OF THE FIRST LOT OF THE HEBER VALLEY SUBDIVISION OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 4 EAST, 12TH MERIDIAN AS DESCRIBED IN THE DEED RECORDS.

THESE CERTIFICATE THAT THE SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF WASATCH, STATE OF UTAH, AND THAT THE SURVEY WAS MADE ACCORDING TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THESE CERTIFICATE THAT THE SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF WASATCH, STATE OF UTAH, AND THAT THE SURVEY WAS MADE ACCORDING TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE AT CANYON VIEW, UTAH, THIS 14TH DAY OF MARCH, 2014.

 COUNTY SURVEYOR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MERIDIAN, WHICH IS DEFINED AS THE MERIDIAN OF THE EAST COAST OF THE UNITED STATES.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, IN ACCORDANCE WITH SECTION 13-14-6 OF THE UTAH CODE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10256 IN ACCORDANCE WITH TITLE 19, CHAPTER 28, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT.

I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 13-14-6 OF THE UTAH CODE, AND HAVE PLACED ALL NECESSARY MARKS AND MONUMENTS AS REPRESENTED ON THE PLAN.

DATE: _____ DATE: _____
 COUNTY SURVEYOR PROFESSIONAL LAND SURVEYOR SURVEYOR'S SEAL

OWNER'S DEDICATION

I, THE UNDERSIGNED, DO HEREBY DEDICATE TO THE PUBLIC THE PORTION OF LAND SHOWN AND DESCRIBED TO THE DEDICATED PORTION OF THE LANDS OF THE COUNTY OF WASATCH, STATE OF UTAH, FOR THE PROMOTION OF THE PUBLIC USE OF THE PUBLIC ALL PARTS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND AND SEAL OF OFFICE AT CANYON VIEW, UTAH, THIS 14TH DAY OF MARCH, 2014.

DATE: _____ DATE: _____
 COUNTY SURVEYOR PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGEMENT

I, _____, COUNTY OF _____, STATE OF _____, DO HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTOOD THE CONTENTS OF THE FOREGOING INSTRUMENT, AND THAT I HAVE HERETOFORE SET MY HAND AND SEAL OF OFFICE AT CANYON VIEW, UTAH, THIS 14TH DAY OF MARCH, 2014.

DATE: _____ DATE: _____
 COUNTY SURVEYOR PROFESSIONAL LAND SURVEYOR

LEGISLATIVE BODY

THE BOARD OF COUNTY COMMISSIONERS OF WASATCH COUNTY, STATE OF UTAH, DO HEREBY APPROVE THE PLAN AND DEDICATION AND ACCEPTS THE DEDICATION OF FOREGOING AND PUBLIC RIGHT OF WAY HEREIN SHOWN.

DATE: _____ DATE: _____

PLANNING _____ **COUNTY SURVEYOR** _____

ENGINEER _____ **CHARLESTON WATER CONSERVANCY DISTRICT** _____

ENGINEERING _____ **HEALTH DEPARTMENT** _____

RECORDED _____

DATE: _____ DATE: _____

PROJECT C17-011	PREPARED FOR HEBER VALLEY PROPERTIES	WEATHERVANE STATION SUBDIVISION PLAT	LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 4 EAST, 12TH	DRAWN BY SPE	Summit Engineering Group Inc. ENGINEERS & SURVEYORS 1655 SOUTH 1500 WEST CANYON VIEW, UTAH 84305 (435) 898-1500
	SHEET 1 OF 1		PROJECT 3000 SOUTH SUBDIVISION	WASATCH COUNTY, UTAH	