

When Recorded Return to.  
Chelsea Development Co.  
P.O. Box 247  
Bountiful, Utah 84010

EASEMENT AGREEMENT

976 487502

W. Canyon Est. B-111  
71W-5-171-18

See Release 905-885

Recorded at request of WESTERN STATES TITLE CO. Fee Paid \$ 17.00  
Date FEB 23 1978 at 3:13 PM MARGUERITE S. BOURNE Recorder Davis County  
BY [Signature] Deputy Book 672 Page 976

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On Margin   
Compared   
Abstracted   
Indexed   
Entered

THIS EASEMENT AGREEMENT is made and entered into this 16<sup>th</sup> day of December, 1977, by and between Western Holding Corporation, hereinafter Grantor, and Chelsea Development Company, hereinafter Grantee, who do mutually covenant and agree that:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors have this day bargained and sold land by these presents do hereby grant, bargain, sell, convey, transfer and deliver unto the Grantee an easement and right-of-way through the Grantor's property for the following purposes:

1. The right to enter upon the Grantor's land for the purpose of constructing and maintaining such drainage facilities as may be necessary from time to time or as may be required by Bountiful City and/or the County of Davis in order to drain water from Chelsea Cove Subdivision Plat 7 and such other property owned by Chelsea Development Company as may be required from time to time.

2. The right to construct, build, repair, enlarge and maintain a drainage facility including the retention pond, according to requirements of Bountiful City and/or Davis County.

3. To have and to hold the said easement and right-of-way unto the Grantee, their successors and assigns until such time as permanent drainage facilities are constructed according to the requirements of Bountiful City and/or Davis County.

4. The Grantor hereby releases the Grantee from all claims for damage for whatsoever cause incidental to the exercise of the rights herein granted.

The foregoing easement shall be over and upon the property more fully described in Exhibit "A" attached hereto. At

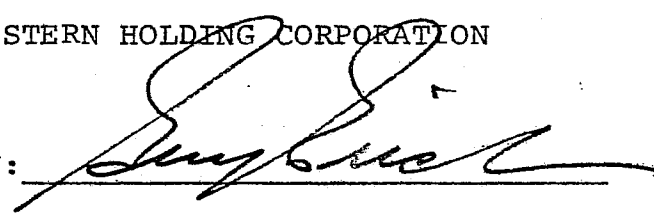
such time as Bountiful City and/or Davis County shall give approval to drainage facilities being proposed by Grantee and Grantor as description of the same shall be attached hereto and recorded by the Grantee with the Davis County Recorder which shall define more specifically the easement granted herein.

DATED the day and year first above written.

GRANTOR:

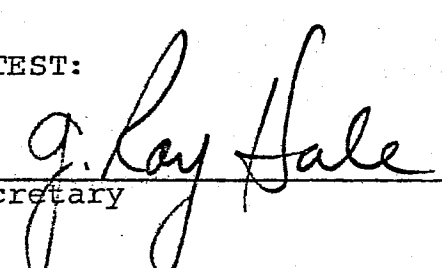
WESTERN HOLDING CORPORATION

BY:



ATTEST:

Secretary



GRANTEE:

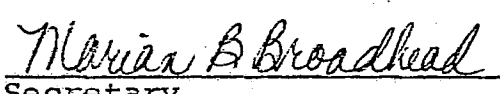
CHELSEA DEVELOPMENT COMPANY

BY:



ATTEST:

Secretary



978

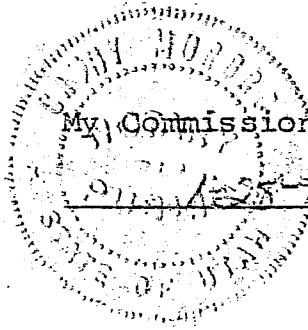
STATE OF UTAH )  
 : SS.  
COUNTY OF SALT LAKE )

On this 11<sup>th</sup> day of December, 1977, personally appeared before me Guy Erickson, president of Western Holding Corporation and Bruce V. Broadhead, president of Chelsea Development Company, who did acknowledge that they executed the foregoing instrument as such officers, in the name of and for and on behalf of said corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 11<sup>th</sup> day of December, 1977.

Cathy Murdoch  
Notary Public  
Residing at Salt Lake County

My Commission Expires:  
01/25/79



SURVEYOR'S CERTIFICATE

I STEVEN L. YOUNGBERG, do hereby certify that I am a registered Land Surveyor and that I hold certificate No. 4503 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract into lots and streets, hereafter to be known as NORTH CANYON ESTATES PLAT "B" and that same has been correctly staked on the ground as shown on this plat.

*N. Canyon Est. B. call*

Beginning at a point on the Southeast boundary of lot 17 OAKCREST SUBDIVISION which is  $S 0^{\circ} 08' 42'' E$ , 2312.34 feet along the Section Line and East, 724.93 feet from the Northwest Corner of Section 5, T.1N., R.1E., S.L.B. & M., said point also being on a 626.00 foot radius curve to the right (radius point bears  $S 36^{\circ} 45' 00'' E$ ); thence Northeasterly along said curve 404.25 feet (radius point bears  $S 0^{\circ} 15' 00'' W$ ); thence  $S 89^{\circ} 45' 00'' E$ , 107.00 feet to a point on a 510.00 foot radius curve to the left (radius point bears  $N 0^{\circ} 15' 00'' E$ ); thence Easterly along said curve 168.28 feet to a point on a 15.00 foot radius curve to the left (radius point bears  $N 18^{\circ} 39' 21'' W$ ); thence Northeasterly along said curve 25.89 feet to a point on a 155.00 foot radius curve to the right (radius point bears  $N 62^{\circ} 27' 06'' E$ ); thence Northerly along said curve 91.13 feet to a point on a 200.00 foot radius curve to the left (radius point bears  $N 83^{\circ} 51' 48'' W$ ); thence Northerly along said curve 70.81 feet (radius point bears  $S 75^{\circ} 51' 00'' W$ ); thence  $N 14^{\circ} 09' 00'' W$ , 108.49 feet to a point on a 78.14 foot radius curve to the left (radius point bears  $S 75^{\circ} 51' 00'' W$ ); thence Northwesterly along said curve 103.10 feet (radius point bears  $S 0^{\circ} 15' 00'' W$ ); thence  $N 89^{\circ} 45' 00'' W$ , 33.53 feet to a point on the East side of a dedicated road; thence along the East end of said road  $N 1^{\circ} 27' 35'' E$ , 50.01 feet, thence  $S 89^{\circ} 45' 00'' E$ , 32.47 feet to a point on a 128.14 foot radius curve to the right (radius point bears  $S 0^{\circ} 15' 00'' W$ ); thence Southeasterly along said curve 169.07 feet (radius point bears  $S 75^{\circ} 51' 00'' W$ ); thence  $S 14^{\circ} 09' 00'' E$ , 168.49 feet to a point on a 250.00 foot radius curve to the right (radius point bears  $S 75^{\circ} 51' 00'' W$ ); thence Southerly along said curve 88.52 feet to a point on a 105.00 foot radius curve to the left (radius point bears  $S 83^{\circ} 51' 48'' E$ ); thence Southerly along said curve 61.73 feet; (radius point bears  $N 62^{\circ} 27' 06'' E$ ); thence  $S 27^{\circ} 32' 54'' E$ , 5.9 feet to a point on a 15.00 foot radius curve to the left (radius point bears  $N 62^{\circ} 27' 06'' E$ ); thence Southeasterly along said curve 23.67 feet (radius point bears  $N 27^{\circ} 57' 05'' W$ ) to a point on a 510.00 foot radius curve to the left (radius point bears  $N 27^{\circ} 57' 05'' W$ ); thence Northeasterly along said curve 84.72 feet (radius point bears  $N 37^{\circ} 28' 11'' W$ ); thence  $S 55^{\circ} 31' 42'' E$ , 284.93 feet; thence  $S 44^{\circ} 21' 02'' E$ , 193.53 feet; thence  $S 1^{\circ} 41' 55'' E$ , 9.87 feet to a point on a 567.00 foot radius curve to the right (radius point bears  $S 1^{\circ} 41' 55'' E$ ); thence Easterly along said curve 133.60 feet (radius point bears  $S 11^{\circ} 48' 05'' W$ ); thence  $S 78^{\circ} 11' 55'' E$ , 27.4 feet; thence  $S 3^{\circ} 54' 55'' E$ , 400.90 feet; thence  $S 68^{\circ} 48' 21'' W$ , 262.77 feet; thence  $N 72^{\circ} 42' 57'' W$ , 574.69 feet; thence  $N 4^{\circ} 34' 26'' E$ , 235.00 feet; thence  $S 84^{\circ} 22' 21'' W$ , 297.26 feet; thence  $N 17^{\circ} 45' 00'' W$ , 255.00 feet to a point on a 554.00 foot radius curve to the left (radius point bears  $S 17^{\circ} 45' 00'' E$ ); thence Southwesterly along said curve 183.71 feet (radius point bears  $S 36^{\circ} 45' 00'' E$ ); thence  $N 36^{\circ} 45' 00'' W$ , 72.00 feet to the point of beginning.

CONTAINING 14.00 ACRES

the following described tract of land in DAVIS County, State of Utah, to-wit:

*72W-5-17-1*

Beginning at a point which is  $S 0^{\circ} 08' 42'' E$  1969.32 feet along the Section line and East 1437.44 feet from the Northwest Corner of Section 5, Township 1 North, Range 1 East, Salt Lake Base & Meridian, and running South  $25^{\circ} 26' 02'' E$  111.54 feet; thence South  $75^{\circ} 01' 12'' E$  30.69 feet; thence South  $55^{\circ} 31' 42'' E$  294.12 feet; thence South  $44^{\circ} 21' 02'' E$  193.53 feet; thence South  $87^{\circ} 00' 12'' E$  233.76 feet; thence North  $28^{\circ} 36' 18'' E$  77.00 feet; thence North  $59^{\circ} 47' 26'' W$  151.81 feet; thence North  $80^{\circ} 29' 57'' W$  153.15 feet; thence North  $47^{\circ} 15' 57'' W$  308.84 feet; thence North  $29^{\circ} 00' 12'' W$  80.84 feet; thence South  $82^{\circ} 21' 23'' W$  178.92 feet to the point of beginning.

Containing 2.20 Acres.