

AFTER RECORDATION
 MAIL TO:
 HEBER CITY CORPORATION
 75 NORTH MAIN STREET
 HEBER CITY, UT 84032

Ent 506224 Bk 1371 Pg 1854-1856
 Date: 26-AUG-2021 2:44:01PM
 Fee: \$40.00 Check Filed By: AA
 MARCY M MURRAY, Recorder
 WASATCH COUNTY CORPORATION
 For: IVORY DEVELOPMENT LLC

GRANT OF TEMPORARY TURNAROUND EASEMENT TO HEBER CITY

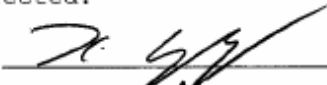
For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Property Owner Ivory Development, LLC, as GRANTOR(S) hereby grant to HEBER CITY, a municipal corporation situated in Wasatch County, the State of Utah, as CITY, a TEMPORARY TURNAROUND EASEMENT upon, over, under and across the following land which Grantor owns or in which the Grantor has an interest in Salt Lake County, State of Utah, more particularly described as follows:

(See Attached Exhibit 'A' for Legal Description & Location Map)

The Easement herein granted is for the following purpose: the use and maintenance of the temporary turnaround as part of the public right-of-way (the "Facilities").


The Grantee shall have the right to use and maintain the facilities as part of the public right-of-way, together with any appurtenant structures connected therewith, from time to time as the Grantee may require. The Grantee shall have the right of ingress and egress over and across the immediately adjacent dedicated right-of-way to and from the above-described property. The Grantee shall have the right to clear and remove all trees and other obstructions within the Easement area that may interfere with the use of the Easement by the Grantee.

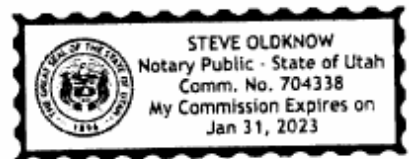
This Temporary Turnaround Easement shall expire upon construction of a "through street" that replaces the temporary turnaround and that complies with City standards; therefore, after construction of a "through street," the turnaround shall be automatically abandoned and terminated, without the need to utilize the "vacate" process; however, upon such turnaround abandonment and termination, no other easements shall be affected.

GRANTOR:  Date: 8/19/21
Kevin Anglesey, secretary
 (Printed Name)

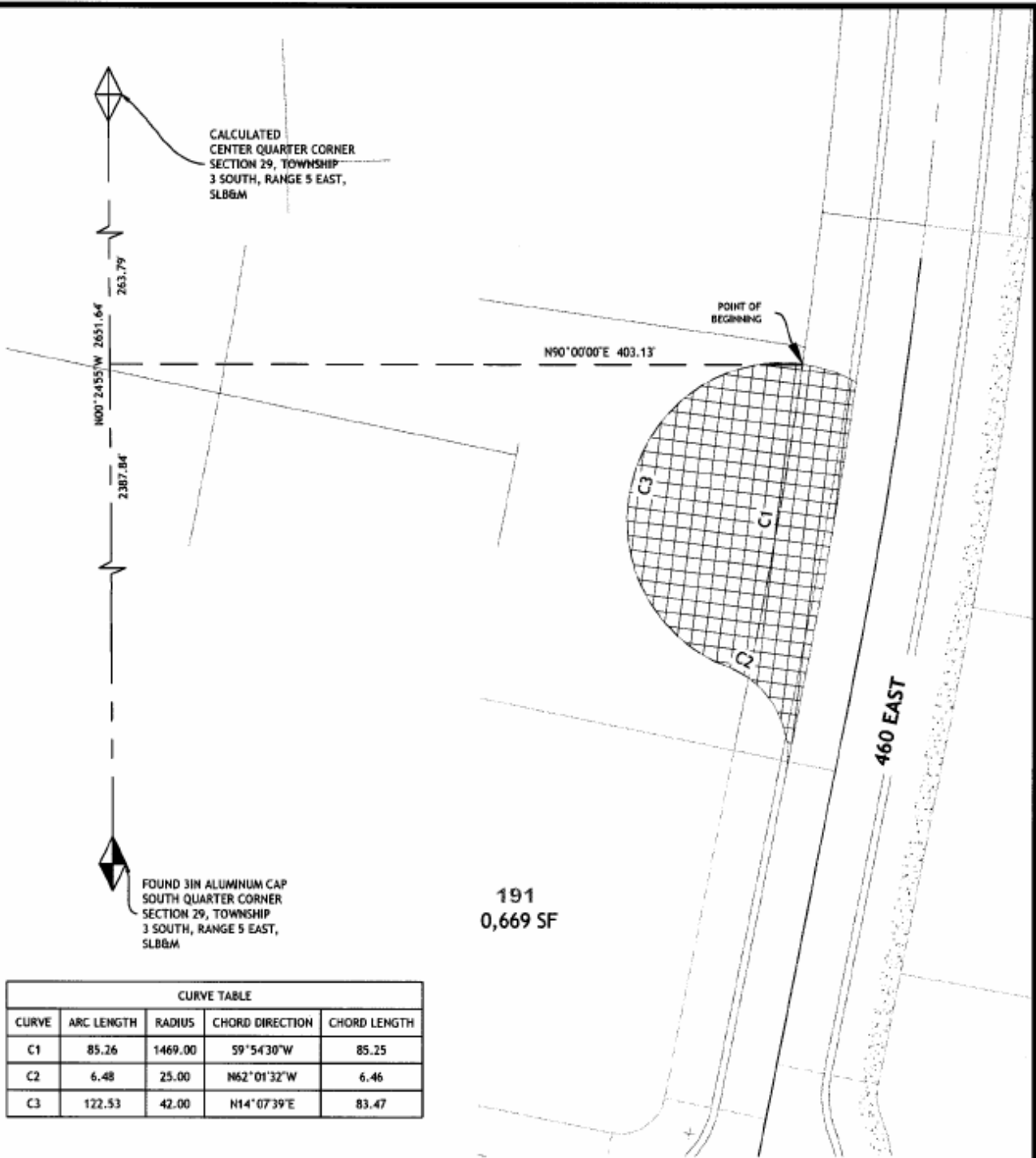
STATE OF UTAH)
) Ivory Development, LLC
 : ss.
 COUNTY OF SALT LAKE)

On the 19 day of AUGUST, 2021, personally appeared before me KEVIN ANGLESEY, the landowner of the property described in the attached Exhibit A and duly acknowledged to me that they executed the same.


 NOTARY PUBLIC



C:\Users\jdmom\EDM Partners Dropbox\Projects\Coyote Ridge -Springs\Easements\Figure\9.TempTurnaround Easement.dwg



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	85.26	1469.00	S9°54'30"W	85.25
C2	6.48	25.00	N62°01'32"W	6.46
C3	122.53	42.00	N14°07'39"E	83.47



SCALE: 1" = 50'



**Coyote Ridge
Temporary Turnaround
Easement**

DATE:
03/12/21

FIGURE:
1 OF 1

EXHIBIT A
PUBLIC TURNAROUND
EASEMENT DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT IN THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT BEING $N00^{\circ}24'55''W$ 2387.84 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER AND $N90^{\circ}00'00''E$ 403.13 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1469.00 FEET, A DISTANCE OF 85.26 FEET, A CHORD DIRECTION OF $S09^{\circ}54'30''W$ AND A CHORD DISTANCE OF 85.25 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 6.48 FEET, A CHORD DIRECTION OF $N62^{\circ}01'32''W$ AND A CHORD DISTANCE OF 6.46 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 42.00 FEET, A DISTANCE OF 122.53 FEET, A CHORD DIRECTION OF $N14^{\circ}07'39''E$ AND A CHORD DISTANCE OF 83.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.06 ACRES IN AREA

Parcel #

21-4365