

**WHEN RECORDED RETURN TO:**

**Valley Hills, LLC  
c/o Rob Heywood  
1245 Brickyard Road, Suite #70  
Salt Lake City, Utah 84106**

00-0021-1528

SLOPE EASEMENT

This Slope Easement is made and executed the 10<sup>th</sup> day of February, 2023 of **KAREN E. BASSETT, TRUSTEE OF THE RICHARD F. BASSETT FAMILY LIVING TRUST, 6/16/1988, AND KAREN E. BASSETT, TRUSTEE OF THE KAREN E. BASSETT FAMILY LIVING TRUST, 6/16/1988, each trust to a 50% interest**, the owner of certain property in Wasatch County Utah, GRANTOR, hereby grants to Valley Hills, LLC, a Utah limited liability company, GRANTEE, an easement for and the right to construct, maintain, replace, remove, or modify earth embankment slope(s) in, upon, over, under and along and across that certain a portion of Grantor's real property situated in said Wasatch County and more particularly described as follows:

See Attached:

Legal Description attached as Exhibit A

Plat map attached as Exhibit B

GOOD AND VALUABLE consideration being the relocation of existing pressure irrigation piping and valve risers located to the south of the property line common to Grantor and Grantee's property to a location designated by GRANTOR on the north side of said common property line. GRANTEE shall coordinate with GRANTOR the location and placement of said piping. GRANTEE or his designee, contractor or assigns shall provide all labor, equipment, and materials to open a trench, backfill and stabilize the excavation using conventional engineering and hydro-seed

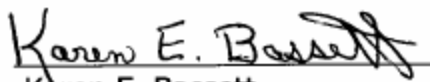
landscape methods to re-install said existing pressure irrigation pipe and risers. Grantor and Grantee further agree that the relocated pressure irrigation piping will be in-service before July 15<sup>th</sup>, 2023.

Together with the right to enter upon and to pass and repass over and along said easement and to deposit tools, implements and other materials thereon by said Grantee, its officers, agents, and employees and by any contractor, its agents, and employees engaged or authorized, whenever and wherever necessary for the purposes set forth above.

This grant is subject to all existing conditions, restrictions, reservations, easements, administrators, successors and assigns.

Reserving however to the GRANTOR of the fee simple underlying property this easement herein granted, GRANTOR shall retain rights of continued use of the surface of said real property, subject to the condition that the erecting of buildings, masonry walls, masonry fences, and other structures, the planting or growing of trees or shrubs, the changing of the surface grade, or the installation of privately-owned pipelines shall serve to lessen the slope and not seek to increase said slope of the easement area.

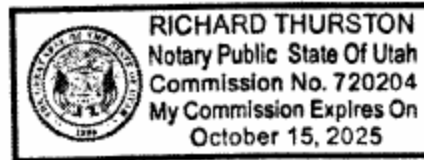
Grantor:

  
Karen E. Bassett

COUNTY OF WASATCH )  
: ss.  
STATE OF UTAH )

On this 10<sup>th</sup> day of February, 2023, personally  
appeared before me KAREN E. BASSETT, TRUSTEE OF THE RICHARD F. BASSETT  
FAMILY LIVING TRUST, 6/16/1988, AND KAREN E. BASSETT, TRUSTEE OF THE KAREN  
E. BASSETT FAMILY LIVING TRUST, 6/16/1988 , the signer of the within instrument  
who duly acknowledged before me that she executed the same.

  
\_\_\_\_\_  
Notary Public



## **EXHIBIT 'A'**

**21-263 New London 900 North  
2023  
Bassett Slope Easement**

**January 30,**

A Slope Easement, located in the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, in Heber City, Wasatch County, Utah:

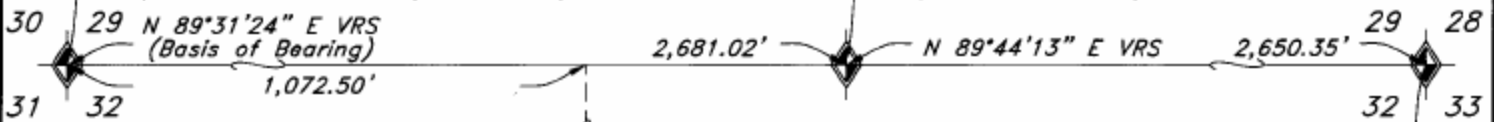
Beginning at the Northwest corner of Parcel 6, of a Parcel Line Adjustment filed October 19, 2021 as File No. 0003722 in the Official Records of said Wasatch County, on the Easterly Right-of-Way line of State Highway 40 as it exists at 75.00 foot half-width, located 1072.50 feet North 89°31'24" East along the North line of said Section 32; and 418.88 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North 10°07'11" East 26.86 feet along said Easterly line; thence South 79°52'49" East 21.10 feet; thence South 55°55'19" East 32.66 feet; thence South 73°40'03" East 54.79 feet; thence South 11°25'04" West 10.05 feet to the Northerly line of said Parcel 6; thence North 78°34'56" West 105.21 feet to said Northwest corner on the Easterly Right-of-Way line of State Highway 40 and the point of beginning.

**Contains 1,874 sq. ft.**

**EXHIBIT 'B'**

Northwest Corner Section 32,  
T3S, R5E, SLB&M, U.S. Survey  
(Found Wasatch County Monument)

North Quarter Corner Section 32,  
T3S, R5E, SLB&M, U.S. Survey  
(found monument)

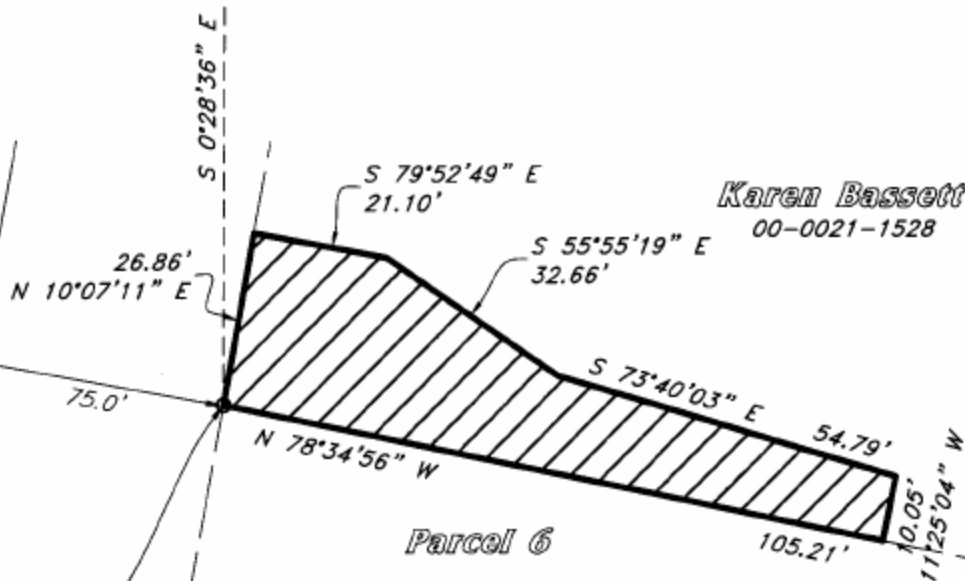


Northeast Corner Section 32,  
T3S, R5E, SLB&M, U.S. Survey  
(Found Wasatch County Monument)

Ent 529518 Bk 1434Pg 698

**State Highway 40**  
(Public Highway)

Point of Beginning



**Karen Bassett**  
00-0021-1528

**Parcel 6**

Scale: 1" = 30'



2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - AWAengineering.net

**Bassett Slope Easement**  
**New London 900 North /**  
**HW 40 Improvement Project**  
500 North Highway 40  
Heber City, Utah

Sheet No.

**1**

Designed By: TW  
Drafted By: SS  
Client Name:  
The Ritchie Group  
21-263 Slope Exbt  
**30 Jan, 2023**