

When Recorded, please return to:
Tooele County
47 South Main Street
Tooele, UT 84074
Attention: County Engineer

GRANT OF EASEMENT AND QUITCLAIM DEED

Tooele County Tax Parcel No.: a portion of 04-070-0-0006

THIS GRANT OF EASEMENT AND QUITCLAIM DEED (this "Grant") is entered into this 19th day of October, 2021, by the **HAROLD D. O'NEEL and PAMELA R. O'NEEL, Co-Trustees of the HAROLD D AND PAMELA R O'NEEL LIVING TRUST DATED OCTOBER 25, 2016** (the "Grantor"), whose address is 1935 East Pheasant Lane, Lake Point, Utah, 84074, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and with respect to that certain real property owned by Grantor in Tooele County, State of Utah and more particularly described in Exhibit "A" and graphically depicted on Exhibit "B" attached hereto (the "Property"), does hereby:

1. Grant, convey, and dedicate, without warranty, to public and private providers of utility services perpetual, non-exclusive easements and rights-of-way, for the purpose of installing, maintaining, operating, and replacing buried utilities and facilities, together with such above ground fixtures as may be necessary, over, through, and across the Property; and
2. Subject to the rights granted in Section 1 above, quitclaims all of its right, title and interest in the Property to Tooele County, a body corporate and politic, (the "County") for use by the County as right-of-way for a public street.

The provisions of this Grant shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this Grant or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Grant and the application of such provision to other persons or circumstances shall not be affected thereby, and shall be enforced to the extent permitted by applicable law. The persons signing below

EXHIBIT "A"**LEGAL DESCRIPTIONS OF THE PROPERTY**

A parcel of land located in Tooele County, State of Utah:

Beginning at the southeast corner of that certain property conveyed to Harold D and Pamela R O'Neel Living Trust Dated October 25, 2016, recorded in the office of the Tooele County Recorder as Entry No. 439826, said point also being on the north line of Uintah Land Company LC Et al Parcel 1 as recorded in said office as Entry No. 173241, said point also being on the west line of the right-of-way dedicated for Pheasant Lane by the Ricsha Minor Subdivision as recorded in said office as Entry No. 220908, said point lies South 00°16'05" West along the section line 131.45 feet and West 118.21 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter corner and the Southeast Corner of Section 35, T1S, R4W, SLB&M), and running thence North 89°43'55" West along the south line of said O'Neel parcel and the said north line of said Parcel 1 160.74 feet to the west line of said O'Neel parcel, said point also being on the east line of that property conveyed to Harold D and Pamela R O'Neel Living Trust Dated October 25, 2016, recorded in said office as Entry No. 438638 (this parcel, 04-070-0-0007, is also identified as the 'Remainder Parcel' of the Wild Rose Subdivision as recorded in said office as Entry No. 130621); thence North along said west and east lines 33.41 feet; thence East 20.00 feet; thence southeasterly along the arc of a 1,030.00 foot radius curve to the right, through a central angle of 03°56'44" a distance of 70.93 feet (chord bearing S 88°01'38" E, chord length 70.91'); thence easterly along the arc of a 970.00 foot radius curve to the left, through a central angle of 03°57'20" a distance of 66.96 feet (chord bearing S 88°01'56" E, chord length 66.95'); thence North 89°59'24" East 2.95 feet to the east line of said O'Neel parcel and the west line of said Ricsha Minor Subdivision; thence South 00°00'36" East along said east and west lines 29.42 feet to the point of beginning.

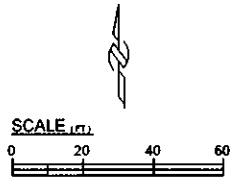
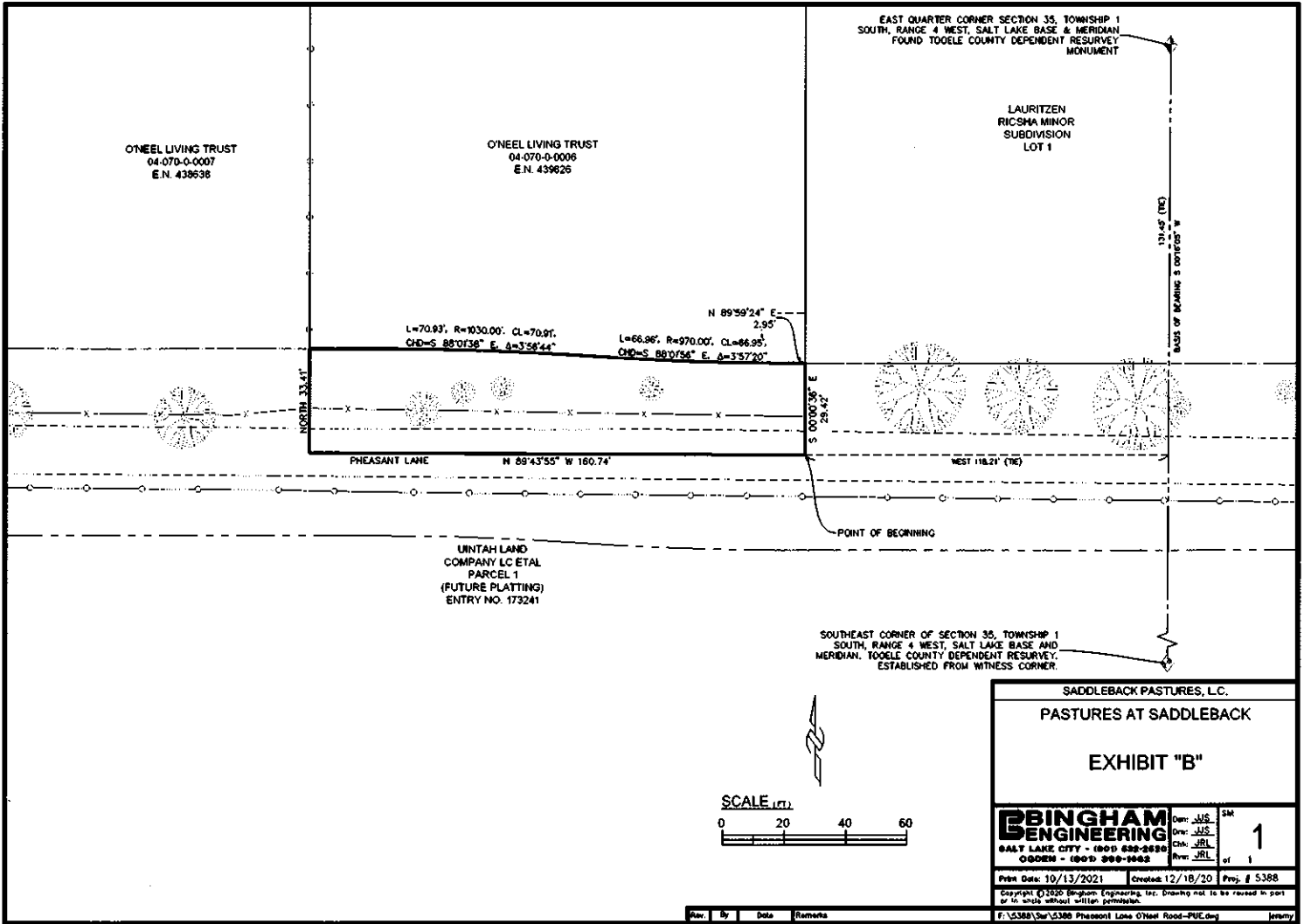
Containing 5,093 square feet or 0.117 acres.

Tooele County Tax Parcel No.: a portion of 04-070-0-0006

EXHIBIT "B"

GRAPHIC DEPICTION OF THE PROPERTY

[SEE ATTACHED]



SADDLEBACK PASTURES, L.C.
PASTURES AT SADDLEBACK

EXHIBIT "B"

BINGHAM ENGINEERING SALT LAKE CITY - (801) 522-2890 OGDEN - (801) 369-1642	Des: JUS	1
	Draw: JUS	
	Chk: JRL	
Rev: JRL	of 1	

Print Date: 10/13/2021 Created: 12/18/20 Proj: # 5388

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