



NTR-106372  
When Recorded Mail to:  
River Valley Development  
470 North 2450 West  
Tremonton, UT. 84337

## TEMPORARY TURN AROUND EASEMENT

River Valley Development, LLC

Grantor of Tremonton, County of Box Elder, State of UTAH hereby **GRANTS** to

Garden City, a municipal corporation

Grantee of Garden City, County of Rich, State of UTAH for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described **TEMPORARY TURN AROUND EASEMENT** in RICH County, State of Utah over the following described property:

**A 100 foot radius Turn Around which will be used for the benefit of Bear Lake Escape Subdivision Phase 2: Said turn around will terminate upon recordation of future phase 3 of Bear Lake Escape subdivision.**

**The center of said 100 foot temporary turn around is described as follows:**

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15", E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45", E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52", E, By Record) along said east right-of-way to a JSH rebar; thence S89°05'02", E 216.36 feet; thence S 89°05'02" E 214.04 feet; thence S 00°39'21" W 147.80 feet; thence east 50 feet to the center of the 100 foot radius temporary turn around.

Part of 41-21-400-0321 & 41-21-400-0322

Witness, the hand(s) of said Grantor(s), this November 30, 2020.

A handwritten signature in black ink, appearing to be 'J. J. J.', written over a horizontal line.

River Valley Development, LLC

By:

Its:

State of Utah }  
County of Box Elder }§

On November 30, 2020 personally appeared before me, a Notary Public,  
Jay Stocking, who, being by me duly sworn, did say that he/she is the  
Manager/Member of River Valley Development, LLC and that said instrument was signed in  
behalf of said Limited Liability Company by the authority of its Articles of Organization and  
Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company  
executed the same.

J Stocking

Notary Public

