

Return to:

Weber County Recorder
2380 Washington Blvd #370
Ogden Utah, 84401

Grantor Parcel Number: 210370014

ACCESS AND EMERGENCY TURN AROUND EASEMENT

For value received, B and H Investment Properties, LLC, ("Grantor"), hereby grants to Weber County Corporation, ("Grantee"), an access and emergency turn around easement and turnout easement for access and for the purpose of providing police and fire protection and providing emergency medical services and providing any other governmental or municipal, including without limitation: on and over the surface of the real property of Grantor in Weber County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 89°10'35" WEST 725.49 FEET AND NORTH 0°40'17" WEST 230.65 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE SOUTH 89°20'10" WEST 25.00 FEET; THENCE NORTH 0°40'17" WEST 26.13 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT 38.14 FEET, HAVING A CENTRAL ANGLE OF 87°25'06" WITH A CHORD BEARING NORTH 46°57'17" WEST 34.55 FEET; THENCE SOUTH 89°20'10" WEST 25.00 FEET; THENCE NORTH 0°39'50" WEST 30.00 FEET; THENCE NORTH 89°20'10" EAST 25.00 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 34.40 FEET, HAVING A CENTRAL ANGLE 86°56'40" WITH A CHORD BEARING NORTH 45°51'52" EAST 34.40 FEET; THENCE NORTH 0°40'17" WEST 243.35 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.72 FEET, HAVING A CENTRAL ANGLE OF 79°08'15" WITH A CHORD BEARING NORTH 40°14'24" WEST 19.11 FEET; THENCE NORTH 79°48'32" WEST 281.95 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 31.19 FEET, HAVING A CENTRAL ANGLE OF 35°44'21" WITH A CHORD BEARING NORTH 22°19'18" EAST 30.69 FEET; THENCE SOUTH 79°48'32" EAST 307.59 FEET; THENCE SOUTH 0°40'17" EAST 51.41 FEET; THENCE NORTH 89°19'35" EAST 9.00 FEET; THENCE SOUTH 0°40'25" EAST 26.00 FEET; THENCE SOUTH 89°19'35" WEST 9.00 FEET; THENCE SOUTH 0°40'17" EAST 307.76 FEET TO THE POINT OF BEGINNING. CONTAINING 20,322 SQUARE FEET MORE OR LESS.

Assessor Parcel No. 210370014

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 27 day of February, 2020.



Steven Fenton / Owner B&H Investment Properties, LLC



Kevin Deppe / Owner B&H Investment Properties, LLC

State of Utah

County of Salt Lake

On this 27th day of February, 2020, personally appeared before me Steven L. Fenton & Kevin Deppe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Owners of B & H Investments Properties, LLC and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Steven Fenton & Kevin Deppe acknowledged to me that said Corporation executed the same.



Anita Vickers
Notary Public

