Return to:

B & H Investment Properties LLC

110 W 1700 N

Centerville, Utah, 84014

Grantor Parcel Number: 201900001

**Turn Around & Snow Storage Easement**

For value received, B & H Investment Properties, LLC (“Grantor”), hereby grants to Weber County, (“Grantee”), an easement for the storage of snow as well as a turn around easement per the standards of Weber County Fire Code for use by Fire Departments and other public safety departments for maneuvering vehicles on or 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:

TURN-AROUND EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WHISPERING PINES LANE SAID POINT BEING LOCATED SOUTH 89°38’41” EAST 836.11 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00’00” EAST 462.73 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF A 277.49 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.01 FEET WITH A CHORD BEARING SOUTH 13°12’26” WEST 30.00 FEET; THENCE NORTH 76°47’37” WEST 36.41 FEET; THENCE NORTH 13°12’23” EAST 30.00 FEET; THENCE SOUTH 76°47’37” EAST 36.41 FEET TO THE POINT OF BEGINNING.

SNOW STORAGE EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WHISPERING PINES LANE SAID POINT BEING LOCATED SOUTH 89°38’41” EAST 836.11 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00’00” EAST 462.73 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; RUNNING THENCE NORTH 76°47’37” WEST 36.41 FEET; THENCE NORTH 13°12’23” EAST 20.00 FEET; THENCE SOUTH 76°47’37” EAST 38.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF WHISPERING PINES LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF A 277.49 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.09 FEET WITH A CHORD BEARING SOUTH 18°22’46” WEST 20.08 FEET TO THE POINT OF BEGINNING.

Assessor Parcel Number: 201900001

 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 \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***Printed Name Grantor***

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 ***Signature / Title***

B & H Investment Properties LLC

State of Utah

County of \_\_\_\_\_\_\_\_

On this \_\_\_\_\_, day of \_\_\_\_\_\_\_\_\_\_\_, 2\_\_\_\_, personally appeared before me

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of B & H Investment 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­­­­­­­­­­\_\_\_\_\_\_ acknowledged to me that said Corporation executed the same.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public