

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed	Fees (Office Use) \$225	Receipt Number (Office Use) 3196	File Number (Office Use) AE 2014-04
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Application Type

<input checked="" type="checkbox"/> Access by Private Right of Way	<input type="checkbox"/> Access at a location other than across the front lot line
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Property Owner Contact Information

Name of Property Owner(s) Butlerley South Fork Ranch, LLC		Mailing Address of Property Owner(s) 8003 East 1500 South Huntsville, Utah 84317	
Phone 801-528-2965	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) ronbutlerley@gmail.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Gregory H. Graves		Mailing Address of Authorized Person 651 South 7900 East P.O. Box 77 Huntsville, Utah 84317	
Phone 801-745-3622	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) gggraves@jub.com			

Property Information

Project Name Butlerley South Fork Ranch Subdivision	Total Acreage 39.907 Ac.	Current Zoning FV-3
Approximate Address 8003 East 1500 South, Huntsville, UT 84317	Land Serial Number(s) #21-0340001 and #21-0320001	

Proposed Use
Large lot, single family residences with continued active agricultural use (green belt status)

Project Narrative
Subdivision creating 3 large single family lots, each having enough agricultural land to allow continued farming of alfalfa and grain crops. The balance of the property will remain in its current state as agricultural green belt land that is actively farmed. Lot 3 of the proposed subdivision contains the existing farm house and old outbuildings, all of which have been in place for over 50 years.

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

A private right-of-way/easement over the existing driveway will provide access to each of the lots in the new subdivision, and will continue to serve the needs of the existing farming operations. The driveway will be maintained by the lot owners and the ranch. At the Five Marshalls request, fire truck turnarounds will be provided at each lot.

It is impracticable to extend a County standard road for 0.4 miles and rebuild an existing bridge just to serve 3 farm lots. The existing driveway has been serving an existing home and farm operations for over 50 years, and the addition of 2 more dwellings on large, green belt lots will not significantly impact the functionality of the driveway. Considering the large size of the lots, the substantial amount of agricultural property not being developed, and the continuing operation of the property as a working farm, it is not practical to further develop the road in this case.

Also, the access exception process anticipates approval of this type of access because of how the existing code regulates access widths for approximately for under 5 lots and for more than 5 lots. Quoting from 108-7-29 Flag Lot Access Strip, Private Right-of-Way, and Access Easement Standards, (1) Design Standards, c) "The improved travel surface of the flag lot access strip, private right-of-way, or access easement shall be a minimum of 12 feet wide if the access serves fewer than five dwellings, and a minimum of 20 feet wide if the access serves five or more dwellings." Clearly a distinction is made between the 2 scenarios and allows for sound judgement to be applied. This case meets the "less than five dwellings" criteria.

All things considered, we respectfully request this access exception based on the access serving only 3 dwellings, its relatively long length, the provision of fire truck turnarounds, the large size of the lots, and the large amount of undeveloped agricultural land served by this existing driveway. It is impracticable to do otherwise.

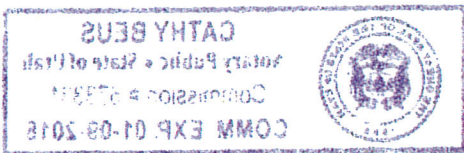
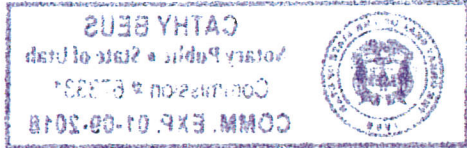
Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:



Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

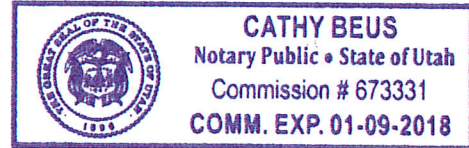
Property Owner Affidavit

I (We), Ronald Bahrlay, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Bahrlay South Fork Ranch, LLC Property Owner Ronald W. Bahrlay Property Owner

Subscribed and sworn to me this 20th day of July, 2014

Cathy Beus Notary



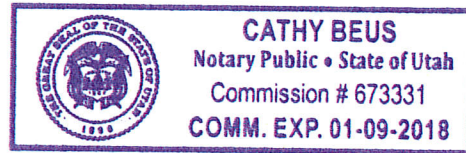
Authorized Representative Affidavit

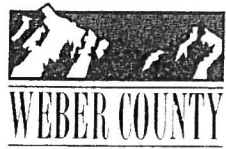
I (We), Ronald Bahrlay, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Gregory Graves, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Ronald W. Bahrlay Property Owner _____ Property Owner

Dated this 20th day of July, 2014, personally appeared before me Ronald W. Bahrlay, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Cathy Beus Notary





WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 23-JUL-2014

Receipt Nbr: 3196

ID# 22088

Employee / Department: MIKE - 4181 - PLANNING
Monies Received From: GREG GRAVES
Template: PUBLIC WORKS
Description: ACCESS APPLICATION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	225.00
Grand Total	\$	_____	225.00

Account Number	Account Name	Comments	Total
2014-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			225.00

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

GRANT OF EASEMENT

MICHAEL S. FROERER, Trustee of the Michael S. Froerer Revocable Trust dated October 5, 2000; and MAREN T. FROERER, Trustee of the Maron T. Froerer Revocable Trust dated October 5, 2000, of Weber County, Utah, Grantors,

do hereby convey and warrant to

BUHRLEY SOUTH FORK RANCH L.L.C., a Utah limited liability company, Grantee, its successors and assigns,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual and unrestricted easement and right-of-way 12.5 feet on each side of the Centerline of the roadway for the purpose of ingress and egress, and to maintain, repair, inspect, install, protect, remove and replace utility lines and infrastructure, including, but not limited to, bridge, wires and other communication facilities, through and across the following described property:

A part of Lot 4, Cottonwood Rivers Subdivision in the North Half of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Weber County, Utah:

Beginning at a point on the Westerly Line of said Lot 4 located 91.57 feet North 11D22'49" East along said Westerly Lines from the Southwest Corner of said Lot 4; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 64.55 feet (Center bears North 73D15'49" East, Central Angle equals 24 D07'41" and Long Chord bears South 28D49'02" East 64.07 feet to a point on the Southerly Line of said Lot 4 located 59.38 feet North 55D30'24" East along said Southerly Line from the Southwest Corner of said Lot 4.

SUBJECT TO the following conditions:

1. Grantee is solely responsible to maintain easement in good condition, including snow removal, grading as needed, and maintenance of bridge, and are solely responsible for the cost of all maintenance.
2. In the event easement described herein becomes part of a dedicated public road, the easement shall be vacated.

Mail Tax Notice To:

QUIT-CLAIM DEED

BUHRLEY SOUTH FORK RANCH, L.L.C., a Utah limited liability company, Grantor,

hereby quitclaims to

RONALD W. BUHRLEY and KAREN L. BUHRLEY, Joint Tenants with Rights of Survivorship, Grantees,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of its right, title, and interest in and to the following described tract of land in Weber County, Utah:

All of Lot 1, Buhrley South Fork Ranch Subdivision;

TOGETHER WITH a perpetual and unrestricted easement and right-of-way 12.5 feet on each side of the Centerline of an existing access driveway for the purpose of ingress and egress, and to maintain, repair, inspect, install, protect, remove and replace utility lines and infrastructure, including, but not limited to, bridge, wires and other communication facilities, through and across the following described property:

RESERVING TO ITSELF a right-of-way for purposes of ingress and egress over the following described access driveway:

Being a part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the West line of said Section 20, said point being South 00D04'50" West 1049.01 feet from the Northwest corner of said Section, and running thence Easterly along the North line of a 50-foot-wide private roadway easement, the following 8 calls:

1. North 88D10'30" East 112.74 feet;
2. Along the arc of a curve to the right having a

radius of 264.27 feet a distance of 108.88 feet
(long chord bears South 80D01'19" East 108.11 feet);
3. Along the arc of a curve to the left having a
radius of 161.89 feet a distance of 109.44 feet
(long chord bears South 87D35'12" East 107.37 feet;
4. North 73D02'44" East 75.62 feet;
5. Along the arc of a curve to the right having a
radius of 135.89 feet a distance of 103.50 feet
(long chord bears South 85D08'06" East 101.02 feet);
6. South 63D18'57" East 44.54 feet;
7. Along the arc of a curve to the left having a
radius of 513.74 feet a distance of 123.62 feet
(long chord bears South 70D12'33" East 123.32 feet);
8. South 77D06'10" East 2.70 feet;

Thence South 06D58'00" west 50.27 feet;

Thence Westerly along the South line of said 50-foot
easement the following 8 calls:

1. North 77D06'10" West 7.90 feet;
2. Along the arc of a curve to the right having a
radius of 563.74 feet a distance of 135.65 feet
(long chord bears North 70D12'33" West 135.33 feet);
3. North 63D18'47" West 44.54 feet;
4. Along the arc of a curve to the left having a
radius of 85.89 feet a distance of 65.42 feet (long
chord bears North 85D08'06" West 63.85 feet);
5. South 73D02'44" West 75.62 feet;
6. Along the arc of a curve to the right having a
radius of 211.89 feet a distance of 143.25 feet
(long chord bears North 87D35'12" West 140.54 feet);
7. Along the arc of a curve to the left having a
radius of 214.27 feet a distance of 88.28 feet (long
chord bears North 80D01'19" West 87.66 feet);
8. South 88D10'30" West 114.40 feet to the West
line of said Section 20;

Thence North 00D04'50" East 50.03 feet to the point
of beginning.

ALSO:

A part of the Northwest Quarter of Section 20,
Township 6 North, Range 2 East, Salt Lake Base and
Meridian, U.S. Survey, Weber County, Utah:
Beginning at a point in the intersection of an
existing access driveway in the center of Cottonwood
Lane located 1702.61 feet North 0D19'58" East along
the Section Line, and 648.97 feet South 89D40'02"
East from the West Quarter Corner of said Section

20; and running thence South 6D54'27" East from the West Quarter Corner of said Section 20; and running thence South 6D54'27" West 59.94 feet; thence South 11D19'16" West 377.12 feet; thence South 15D45'07" West 66.41 feet to a point of curvature; thence Southerly along the arc of a 153.28-foot radius curve to the left a distance of 87.07 feet (Central Angle equals 32D32'51" and Long Chord bears South 0D31'19" East 85.91 feet) to a point on the Westerly Line of Lot 4 of Cottonwood Rivers Subdivision at a point just North of an existing bridge crossing the South Branch of the South Fork of the Ogden River and the endpoint of this right-of-way.

ALSO: Beginning at a point on the Westerly Line of said Lot 4 located 91.57 feet North 11D22'49" East along said Westerly Lines from the Southwest Corner of said Lot 4; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 64.55 feet (Center bears North 73D15'49" East, Central Angle equals 24 D07'41" and Long Chord bears South 28D49'02" East 64.07 feet to a point on the Southerly Line of said Lot 4 located 59.38 feet North 55D30'24" East along said Southerly Line from the Southwest Corner of said Lot 4.

ALSO: A part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Southerly Line of Lot 4 of Cottonwood Rivers Subdivision at a point just South of an existing bridge crossing the South Branch of the South Fork of the Ogden River located 1067.01 feet North 0D19'58" East along the Section Line and 585.10 feet South 89D40'02" East from the West Quarter Corner of said Section 20; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 6.92 feet (Center bears North 49D04'35" East, Central Angel equals 2D35'07" and Long Chord bears South 42D12'59" East 6.92 feet) to a point of tangency; thence South 43D30'32" East 27.84 feet to a point of curvature; thence Southeasterly along the arc of a 205.18-foot radius curve to the left a distance of 85.59 feet (Central Angle equals 23D54'03" and Long Chord bears South 55D27'34" East 84.97 feet) to a point of reverse curvatures; thence Southeasterly along the arc of a 237.08-foot radius curve to the right a distance of 154.50 feet (Central Angle equals 37D20'15" and Long

Chord bears South 48D44'28" East 151.78 feet) to a point of reverse curvatures; thence Southeasterly along the arc of a 186.10-foot radius curve to the left a distance of 150.20 feet (Central Angle equals 46D14'35" and Long Chord bears South 53D11'38" East 146.15 feet) to a point of tangency; thence South 76D18'56" East 96.45 feet to a point of curvature; thence Southeasterly and Southerly along the arc of a 70.44-foot radius curve to the right a distance of 106.49 feet (Central Angle equals South 86D37'10" and Long Chord bears South 33D00'21" East 96.63 feet) to a point of tangency; thence South 10D18'14" West 185.16 feet to a point of curvature; thence Southwesterly along the arc of a 672.40-foot radius curve to the right a distance of 147.09 feet (Central Angle equals 12D32'00" and Long Chord bears South 16D34'14" West 146.79 feet) to a point of tangency; thence South 22D50'14" West 250.77 feet to an intersection with another access road and the endpoint of this easement centerline.

WITNESS the hand of Grantor this ____ day of _____, 2014.

BUHRLEY SOUTH FORK RANCH,
L.L.C.

By: _____
Managing Member

State of Utah)
) ss.
County of Weber)

On this ____ day of _____, 2014, personally appeared before me _____, Managing Member of BUHRLEY SOUTH FORK RANCH, L.L.C., signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Mail Tax Notice To:

QUIT-CLAIM DEED

BUHRLEY SOUTH FORK RANCH, L.L.C., a Utah limited liability company, Grantor,

hereby quitclaims to

ROGER BUHRLEY, Grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of its right, title, and interest in and to the following described tract of land in Weber County, Utah:

All of Lot 2, Buhrley South Fork Ranch Subdivision;

TOGETHER WITH a perpetual and unrestricted easement and right-of-way 12.5 feet on each side of the Centerline of an existing access driveway for the purpose of ingress and egress, and to maintain, repair, inspect, install, protect, remove and replace utility lines and infrastructure, including, but not limited to, bridge, wires and other communication facilities, through and across the following described property:

RESERVING TO ITSELF a right-of-way for purposes of ingress and egress over the following described access driveway:

Being a part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the West line of said Section 20, said point being South 00D04'50" West 1049.01 feet from the Northwest corner of said Section, and running thence Easterly along the North line of a 50-foot-wide private roadway easement, the following 8 calls:

1. North 88D10'30" East 112.74 feet;
2. Along the arc of a curve to the right having a radius of 264.27 feet a distance of 108.88 feet (long chord bears South 80D01'19" East 108.11 feet);
3. Along the arc of a curve to the left having a

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- radius of 161.89 feet a distance of 109.44 feet
(long chord bears South 87D35'12" East 107.37
feet;
4. North 73D02'44" East 75.62 feet;
 5. Along the arc of a curve to the right having a
radius of 135.89 feet a distance of 103.50 feet
(long chord bears South 85D08'06" East 101.02 feet);
 6. South 63D18'57" East 44.54 feet;
 7. Along the arc of a curve to the left having a
radius of 513.74 feet a distance of 123.62 feet
(long chord bears South 70D12'33" East 123.32 feet);
 8. South 77D06'10" East 2.70 feet;

Thence South 06D58'00" west 50.27 feet;

Thence Westerly along the South line of said 50-foot
easement the following 8 calls:

1. North 77D06'10" West 7.90 feet;
2. Along the arc of a curve to the right having a
radius of 563.74 feet a distance of 135.65 feet
(long chord bears North 70D12'33" West 135.33 feet);
3. North 63D18'47" West 44.54 feet;
4. Along the arc of a curve to the left having a
radius of 85.89 feet a distance of 65.42 feet (long
chord bears North 85D08'06" West 63.85 feet);
5. South 73D02'44" West 75.62 feet;
6. Along the arc of a curve to the right having a
radius of 211.89 feet a distance of 143.25 feet
(long chord bears North 87D35'12" West 140.54 feet);
7. Along the arc of a curve to the left having a
radius of 214.27 feet a distance of 88.28 feet (long
chord bears North 80D01'19" West 87.66 feet);
8. South 88D10'30" West 114.40 feet to the West line
of said Section 20;

Thence North 00D04'50" East 50.03 feet to the point
of beginning.

ALSO: A part of the Northwest Quarter of Section 20,
Township 6 North, Range 2 East, Salt Lake Base and
Meridian, U.S. Survey, Weber County, Utah:
Beginning at a point in the intersection of an
existing access road in the center of Cottonwood
Lane located 1702.61 feet North 0D19'58" East along
the Section Line, and 648.97 feet South 89D40'02"
East from the West Quarter Corner of said Section
20; and running thence South 6D54'27" East from the
West Quarter Corner of said Section 20; and running

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thence South 6D54'27" West 59.94 feet; thence South 11D19'16" West 377.12 feet; thence South 15D45'07" West 66.41 feet to a point of curvature; thence Southerly along the arc of a 153.28-foot radius curve to the left a distance of 87.07 feet (Central Angle equals 32D32'51" and Long Chord bears South 0D31'19" East 85.91 feet) to a point on the Westerly Line of Lot 4 of Cottonwood Rivers Subdivision at a point just North of an existing bridge crossing the South Branch of the South Fork of the Ogden River and the endpoint of this right-of-way.

ALSO: Beginning at a point on the Westerly Line of said Lot 4 located 91.57 feet North 11D22'49" East along said Westerly Lines from the Southwest Corner of said Lot 4; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 64.55 feet (Center bears North 73D15'49" East, Central Angle equals 24 D07'41" and Long Chord bears South 28D49'02" East 64.07 feet to a point on the Southerly Line of said Lot 4 located 59.38 feet North 55D30'24" East along said Southerly Line from the Southwest Corner of said Lot 4.

ALSO: A part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Southerly Line of Lot 4 of Cottonwood Rivers Subdivision at a point just South of an existing bridge crossing the South Branch of the South Fork of the Ogden River located 1067.01 feet North 0D19'58" East along the Section Line and 585.10 feet South 89D40'02" East from the West Quarter Corner of said Section 20; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 6.92 feet (Center bears North 49D04'35" East, Central Angel equals 2D35'07" and Long Chord bears South 42D12'59" East 6.92 feet) to a point of tangency; thence South 43D30'32" East 27.84 feet to a point of curvature; thence Southeasterly along the arc of a 205.18-foot radius curve to the left a distance of 85.59 feet (Central Angle equals 23D54'03" and Long Chord bears South 55D27'34" East 84.97 feet) to a point of reverse curvatures; thence Southeasterly along the arc of a 237.08-foot radius curve to the right a distance of 154.50 feet (Central Angle equals 37D20'15" and Long Chord bears South 48D44'28" East 151.78 feet) to a point of reverse curvatures; thence Southeasterly

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long the arc of a 186.10-foot radius curve to the left a distance of 150.20 feet (Central Angle equals 46D14'35" and Long Chord bears South 53D11'38" East 146.15 feet) to a point of tangency; thence South 76D18'56" East 96.45 feet to a point of curvature; thence Southeasterly and Southerly along the arc of a 70.44-foot radius curve to the right a distance of 106.49 feet (Central Angle equals South 86D37'10" and Long Chord bears South 33D00'21" East 96.63 feet) to a point of tangency; thence South 10D18'14" West 185.16 feet to a point of curvature; thence Southwesterly along the arc of a 672.40-foot radius curve to the right a distance of 147.09 feet (Central Angle equals 12D32'00" and Long Chord bears South 16D34'14" West 146.79 feet) to a point of tangency; thence South 22D50'14" West 250.77 feet to an intersection with another access road and the endpoint of this easement centerline.

ALSO: A part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the intersection of existing access roads located 149.79 feet North 0D19'58" East along the Section Line, and 889.39 feet South 89D40'02" East from the West Quarter Corner of said Section 20; and running thence South 19D28'24" West 144.30 feet along said centerline to the endpoint of this easement centerline.

WITNESS the hand of Grantor this ____ day of _____, 2014.

BUHRLEY SOUTH FORK RANCH,
L.L.C.

By: _____
Managing Member

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State of Utah)
) ss.
County of Weber)

On this ____ day of _____, 2014, personally
appeared before me _____, Managing Member of BUHRLEY
SOUTH FORK RANCH, L.L.C., signer of the foregoing instrument, who
duly acknowledged to me that he executed the same.

Notary Public

Mail Tax Notice To:

QUIT-CLAIM DEED

BUHRLEY SOUTH FORK RANCH, L.L.C., a Utah limited liability company, Grantor,

hereby quitclaims to

GREGORY HYRUM GRAVES and HELEN LYNNE GRAVES, as Joint Tenants with Rights of Survivorship, Grantees,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of its right, title, and interest in and to the following described tract of land in Weber County, Utah:

All of Lot 3, Buhrley South Fork Ranch Subdivision;

TOGETHER WITH a perpetual and unrestricted easement and right-of-way 12.5 feet on each side of the Centerline of the Easterly Half of an existing access driveway for the purpose of ingress and egress, and to maintain, repair, inspect, install, protect, remove and replace utility lines and infrastructure, including, but not limited to, bridge, wires and other communication facilities, through and across the following described property:

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1. North 88D10'30" East 112.74 feet;
2. Along the arc of a curve to the right having a

Quitclaim Deed
Page 2

radius of 264.27 feet a distance of 108.88 feet
(long chord bears South 80D01'19" East 108.11 feet);
3. Along the arc of a curve to the left having a
radius of 161.89 feet a distance of 109.44 feet
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8. South 77D06'10" East 2.70 feet;

Thence South 06D58'00" west 50.27 feet;

Thence Westerly along the South line of said 50-foot
easement the following 8 calls:

1. North 77D06'10" West 7.90 feet;
2. Along the arc of a curve to the right having a
radius of 563.74 feet a distance of 135.65 feet
(long chord bears North 70D12'33" West 135.33 feet);
3. North 63D18'47" West 44.54 feet;
4. Along the arc of a curve to the left having a
radius of 85.89 feet a distance of 65.42 feet (long
chord bears North 85D08'06" West 63.85 feet);
5. South 73D02'44" West 75.62 feet;
6. Along the arc of a curve to the right having a
radius of 211.89 feet a distance of 143.25 feet
(long chord bears North 87D35'12" West 140.54 feet);
7. Along the arc of a curve to the left having a
radius of 214.27 feet a distance of 88.28 feet (long
chord bears North 80D01'19" West 87.66 feet);
8. South 88D10'30" West 114.40 feet to the West
line of said Section 20;

Thence North 00D04'50" East 50.03 feet to the point
of beginning.

ALSO:

A part of the Northwest Quarter of Section 20,
Township 6 North, Range 2 East, Salt Lake Base and
Meridian, U.S. Survey, Weber County, Utah:
Beginning at a point in the intersection of an
existing access road in the center of Cottonwood
Lane located 1702.61 feet North 0D19'58" East along
the Section Line, and 648.97 feet South 89D40'02"
East from the West Quarter Corner of said Section
20; and running thence South 6D54'27" East from the

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West Quarter Corner of said Section 20; and running thence South 6D54'27" West 59.94 feet; thence South 11D19'16" West 377.12 feet; thence South 15D45'07" West 66.41 feet to a point of curvature; thence Southerly along the arc of a 153.28-foot radius curve to the left a distance of 87.07 feet (Central Angle equals 32D32'51" and Long Chord bears South 0D31'19" East 85.91 feet) to a point on the Westerly Line of Lot 4 of Cottonwood Rivers Subdivision at a point just North of an existing bridge crossing the South Branch of the South Fork of the Ogden River and the endpoint of this right-of-way.

ALSO: Beginning at a point on the Westerly Line of said Lot 4 located 91.57 feet North 11D22'49" East along said Westerly Lines from the Southwest Corner of said Lot 4; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 64.55 feet (Center bears North 73D15'49" East, Central Angle equals 24 D07'41" and Long Chord bears South 28D49'02" East 64.07 feet to a point on the Southerly Line of said Lot 4 located 59.38 feet North 55D30'24" East along said Southerly Line from the Southwest Corner of said Lot 4.

ALSO: A part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the Southerly Line of Lot 4 of Cottonwood Rivers Subdivision at a point just South of an existing bridge crossing the South Branch of the South Fork of the Ogden River located 1067.01 feet North 0D19'58" East along the Section Line and 585.10 feet South 89D40'02" East from the West Quarter Corner of said Section 20; and running thence Southeasterly along the arc of a 153.28-foot radius curve to the left a distance of 6.92 feet (Center bears North 49D04'35" East, Central Angel equals 2D35'07" and Long Chord bears South 42D12'59" East 6.92 feet) to a point of tangency; thence South 43D30'32" East 27.84 feet to a point of curvature; thence Southeasterly along the arc of a 205.18-foot radius curve to the left a distance of 85.59 feet (Central Angle equals 23D54'03" and Long Chord bears South 55D27'34" East 84.97 feet) to a point of reverse curvatures; thence Southeasterly along the arc of a 237.08-foot radius curve to the right a distance of 154.50 feet (Central Angle equals 37D20'15" and Long Chord bears South 48D44'28" East 151.78 feet) to a point of reverse curvatures; thence Southeasterly

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along the arc of a 186.10-foot radius curve to the left a distance of 150.20 feet (Central Angle equals 46D14'35" and Long Chord bears South 53D11'38" East 146.15 feet) to a point of tangency; thence South 76D18'56" East 96.45 feet to a point of curvature; thence Southeasterly and Southerly along the arc of a 70.44-foot radius curve to the right a distance of 106.49 feet (Central Angle equals South 86D37'10" and Long Chord bears South 33D00'21" East 96.63 feet) to a point of tangency; thence South 10D18'14" West 185.16 feet to a point of curvature; thence Southwesterly along the arc of a 672.40-foot radius curve to the right a distance of 147.09 feet (Central Angle equals 12D32'00" and Long Chord bears South 16D34'14" West 146.79 feet) to a point of tangency; thence South 22D50'14" West 250.77 feet to an intersection with another access road and the endpoint of this easement centerline.

ALSO: A part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the intersection of existing access roads located 149.79 feet North 0D19'58" East along the Section Line, and 889.39 feet South 89D40'02" East from the West Quarter Corner of said Section 20; and running thence South 19D28'24" West 144.30 feet along said centerline to the endpoint of this easement centerline.

WITNESS the hand of Grantor this ____ day of _____, 2014.

BUHRLEY SOUTH FORK RANCH,
L.L.C.

By: _____
Managing Member

State of Utah)
) ss.
County of Weber)

On this ____ day of _____, 2014, personally appeared before me _____, Managing Member of BUHRLEY SOUTH FORK RANCH, L.L.C., signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public