



W3147721

After Recording Return To:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, UT 84117

E# 3147721 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
26-Apr-21 0348 PM FEE \$40.00 DEP BR
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Parcel No. 15-075-0009

TEMPORARY UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto Ivory Development, LLC, a Utah limited liability company, as Grantee, its successors and assigns, a temporary right-of-way and easement for the operation, maintenance, repair, alteration and replacement of utility lines and facilities, on, over, under, and across real property (the "Property") depicted in the attached Exhibit B and located in Weber County, State of Utah, described as follows:

SEE ATTACHED EXHIBIT A

to have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time during the duration of this right-of-way and easement shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said temporary easement.

The temporary right-of-way and easement specified herein shall automatically terminate and expire without further action of Grantor or Grantee upon the recording of subdivision plat that includes the Property.

Dated this 22nd day of April, 2021.

GRANTOR:

Tyler Ritchie Bingham

Tyler Ritchie Bingham

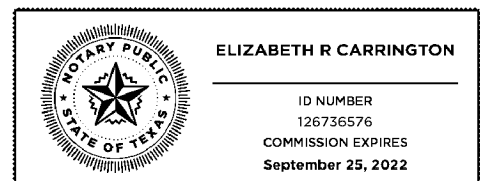
STATE OF Texas

COUNTY OF Montgomery

On April 22~~3~~ 2021, before me, a notary public, personally appeared **Tyler Ritchie Bingham**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he executed the same for its stated purpose. This act was performed via remote online audio visual communication.

Elizabeth R Carrington

NOTARY PUBLIC 09/25/2022
ELIZABETH R CARRINGTON



Notarized online using audio-video communication

EXHIBIT A

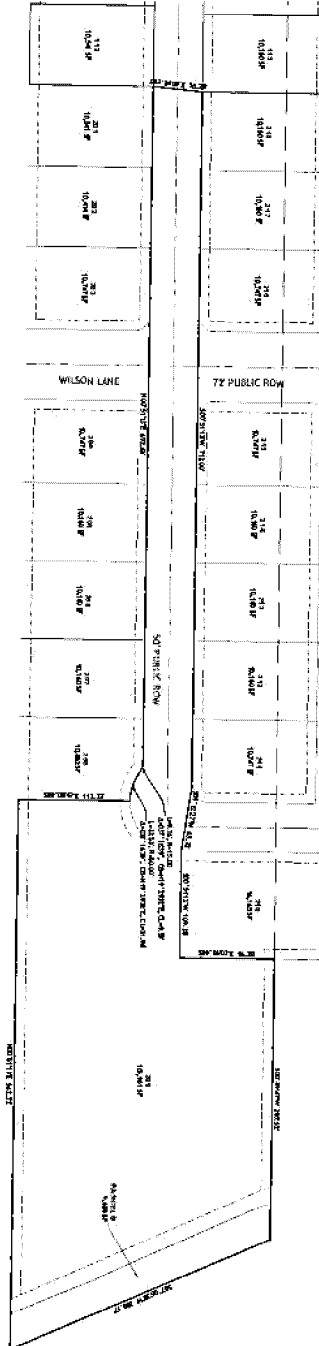
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; WEST HAVEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT N89°16'49"W 1404.75 FEET AND S00°51'13"W 1093.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°51'13"W 712.00 FEET; THENCE S09°12'27"W 65.70 FEET; THENCE S00°51'13"W 109.38 FEET; THENCE S89°16'03"E 96.20 FEET; THENCE S00°49'47"W 287.52 FEET; THENCE S67°06'38"W 288.17 FEET; THENCE N00°51'13"E 562.72 FEET; THENCE S89°08'47"E 113.72 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 32.53 FEET, A CHORD DIRECTION OF N19°29'32"E AND A CHORD DISTANCE OF 31.96 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 9.76 FEET, A CHORD DIRECTION OF N19°29'32"E AND A CHORD DISTANCE OF 9.59 FEET; THENCE N00°51'13"E 692.63 FEET; THENCE S83°26'09"E 50.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Easement Depiction

C:\Users\jacob\Documents\Projects\2015\20150301\20150301\20150301.dwg



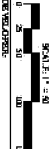
FAIRHAVEN PHASE 2 ROADWAY EASEMENT EXHIBIT



2015-10-19 10:30 AM
10:30 AM
10:30 AM

FAIRHAVEN PHASE 2 EASEMENT EXHIBIT
WEST HAVEN UTAH

NOTES



SCALE: 1" = 40'

APPROXIMATE PARCEL NUMBER:
14-91-009

FAIRHAVEN CATEGORY EASEMENT

DATE: APRIL 2011

PROJECT NUMBER:
EASEMENT

DATE: APRIL 2011