

GRANT OF EASEMENT AND RIGHT-OF-WAY

The undersigned, **LaMar Christensen Properties, L.C** (GRANTOR,) for good and valuable consideration, does hereby grant and convey to **LaMar Christensen Properties, L.C** (GRANTEE) and their successors, assigns, lessees, and agents, a perpetual Easement and Right-of-Way upon and over the following described land which the Grantor owns or in which the Grantor has any interest in Wasatch County, UT, to-wit:

A 60-FOOT RIGHT OF WAY EASEMENT, OF WHICH THE CENTERLINE OF SAID RIGHT OF WAY EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 00°30'43" EAST 1,093.48 FEET ALONG THE SECTION LINE AND WEST 1,780.09 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N75°15'32"E 102.34 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,443.53 FEET; THENCE 227.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'53", WITH A CHORD BEARING AND DISTANCE OF N79°45'59"E 226.89 FEET; THENCE N05°43'34"W 94.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,000.00 FEET; THENCE 99.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'01", WITH A CHORD BEARING AND DISTANCE OF N02°52'04"W 99.74 FEET; THENCE N00°00'33"W 34.57 FEET TO THE POINT OF TERMINUS.

Tax Id No. OWC-1680

This Right-of-Way granted herein over and across the above described property shall be perpetual for ingress and egress for vehicular and pedestrian traffic, and also for the installation, repair, maintenance, and replacement of underground sewer, water, gas, electric, communication lines, and all other customary utility services, and also for the purpose of a future public road (including curb, gutter, sidewalk, pavement, and landscaping) and public utilities when necessary to provide public access to the adjacent property currently owned by **LaMar Christensen Properties, L.C.**

This Easement and Right of Way will remain fully in effect until such time the subdivision plats for Christensen Farms are recorded with the Wasatch County Recorders office that provide permanent utility easements and access right of ways to the remaining LaMar Christensen Properties, L.C. property. When said plats are recorded, the easement and right of way contained herein will expire and give way to those defined and delineated on the recorded Christensen Farm subdivision plats.

WITNESS THE HAND OF SAID GRANTOR THIS 7th DAY OF JUNE 2019

) Marcia Remund
) LaMar Christensen Properties, L.C.
) By: Marcia Remund
) As: Managing Member
)

) Jerry L Christensen
) LaMar Christensen Properties, L.C.
) By: Jerry Lamar Christensen
) As: Managing Member

STATE OF UTAH)
) §.
County of WASATCH)

On this 7th day of June 2019, personally appeared before me Marcia Remund and Jerry Lamar Christensen, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Managing Members of LaMar Christensen Properties, L.C., the Corporation that executed the foregoing instrument and that said document was signed by themselves in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and they acknowledged to me that said corporation executed the same.

MR

Notary Public

