

**WHEN RECORDED RETURN TO:**

ERIC DAVENPORT  
126 W Segalily Dr.  
Seneca, UT. 84070

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**SLOPE EASEMENT**

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Homes Western Deer Springs, LLC, a Utah limited liability company with offices located at 126 W Segalily Dr. Seneca, UTAM. 84070 Suite 250, the owner of certain property in Wasatch County Utah, GRANTOR, hereby grants to Wasatch County, a political subdivision of the State of Utah, GRANTEE, an easement for and the right to construct, maintain, replace, remove, or modify earth embankment slope(s) in, upon, over, under and along and across that certain a portion of Grantor's real property situated in said Wasatch County and more particularly described as follows:

See Attached:

Legal Description attached as Exhibit A

Plat map attached as Exhibit B

Together with the right to enter upon and to pass and repass over and along said easement and to deposit tools, implements and other materials thereon by said Wasatch County, its officers, agents, and employees and by any contractor, its agents, and employees engaged or authorized by said City, whenever and wherever necessary for the purposes set forth above.

Reserving however to the owner of the fee underlying this easement herein granted, the continued use of the surface of said real property, subject to the condition that the erecting of buildings, masonry walls, masonry fences, and other structures, the planting or growing of trees or shrubs, the changing of the surface grade, or the installation of privately-owned pipelines shall be prohibited unless written permission is first obtained from Wasatch

**Exhibit A****Jordanelle Parkway  
Slope Easement  
Western States Ventures**

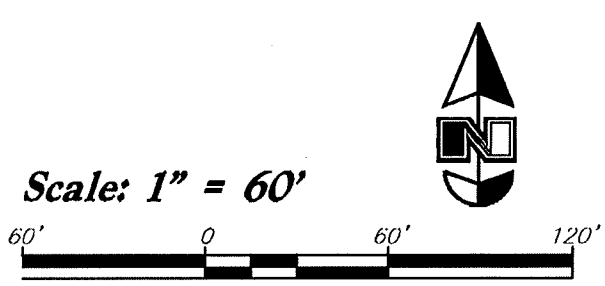
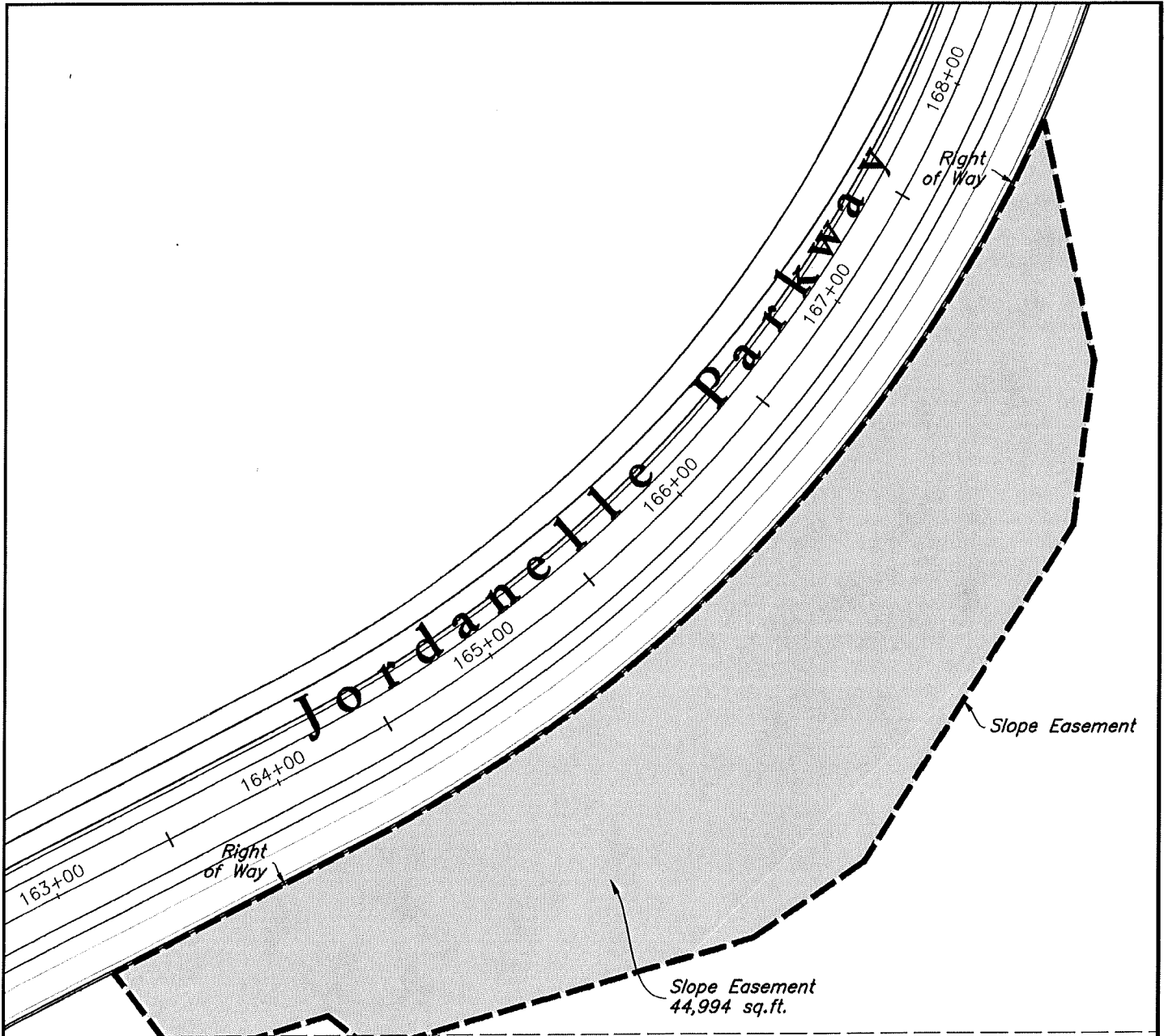
Part of a larger 66.88-acre tract of land identified as:

Serial:	OHI-0051-0-007-025
Entry:	453693
District:	21
Parcel #	00-0021-3163

A part of the Northeast Quarter of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning a point on the Easterly Line of the Jordanelle Parkway as dedicated to 75.00 foot Right-of-Way located 2547.10 feet South 89°48'58" West along the Quarter Section Line and 25.53 feet North from the East Quarter Corner of said Section 7; and running thence South 37°24'21" East 44.61 feet; thence North 73°20'31" East 62.81 feet; thence South 52°31'46" East 22.58 feet; thence North 73°36'27" East 167.42 feet; thence North 53°21'40" East 47.59 feet; thence North 31°46'49" East 158.88 feet; thence North 7°16'41" East 66.88 feet; thence North 12°17'08" West 98.50 feet to said Easterly Line of Jordanelle Parkway; thence along said Easterly Line the following two courses: Southwesterly along the arc of a 598.69 foot radius curve to the right a distance of 407.08 feet (Center bears North 66°07'03" West, Central Angle equals 38°57'29" and Long Chord bears South 43°21'41" West 399.28 feet) to a point of tangency; and South 62°50'26" West 113.56 feet to the point of beginning.

**Contains 44,994 sq. ft.**



**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North Kedwood Road, Salt Lake City, Utah 84116  
 801 521-8529 - AWAengineering.net

**Slope Easement Exhibit**  
**Jordanelle Parkway**  
 Wasatch County, Utah

Sheet No.	Designed By: TW
<b>EX-B</b>	Drafted By: NM
	Client Name: MIDA
	18-015EX-Slope
	<b>01 Apr, 2019</b>

County.

Witness the hand of said Grantor this 26<sup>th</sup> day of June, 2020

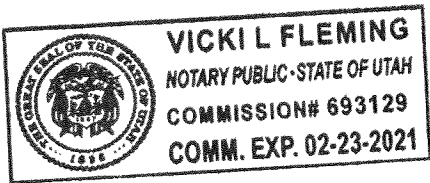
Grantor: Holmes Western Deer Springs  
its manager HH inc.  
[Signature]  
its president

STATE OF UTAH )

COUNTY OF Salt Lake : ss/

On this 26<sup>th</sup> day of June, 2020 personally appeared before me Patrick F. Holmes who being by me duly sworn did say that he/she is the of Holmes Western Deer Springs, LLC, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its members or its articles of organization, and

\_\_\_\_\_ acknowledged to me that said limited liability company executed the same.



Notary Public  
[Signature]