

After Recording Return To:  
Timothy P. Charlwood  
PO Box 980400  
Park City UT 84098



\*W2963272\*

EH 2963272 PG 1 OF 6  
LEANN H KILTS, WEBER COUNTY RECORDER  
30-JAN-19 124 PM FEE \$20.00 DEP DC  
REC FOR: TIMOTHY P. CHARLWOOD

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(Space above for recorders use only)

## EASEMENT AGREEMENT

This Easement Agreement (“**Agreement**”) is made as of this 30<sup>th</sup> day of January, 2019, by and between Sanctuary Ranch Utah, LLC, a Utah limited liability company (“**Sanctuary**”), and Timothy P. Charlwood, also known as Timothy Patrick Charlwood (“**Charlwood**”), on the one hand, and Ogden Boat Club, a Utah corporation (“**Boat Club**”), on the other hand.

The following recitals of fact are a material part of this Agreement:

A. Sanctuary and Charlwood are the owners of certain real property located in Weber County, State of Utah, as described in Exhibit A hereto (the “**Sanctuary/Charlwood Property**”);

B. Boat Club is the owner of certain real property located in Weber County, State of Utah, as described in Exhibit B hereto (the “**Boat Club Property**”); and

C. Sanctuary and Charlwood, on the one hand, and Boat Club, on the other hand, desire to designate that portion of the Sanctuary/Charlwood Property described in Exhibit C hereto (the “**Easement Area**”) as an easement area for pedestrian and vehicular access to the Boat Club Property, upon and subject to the terms and conditions of this Agreement.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows.

1. Grant of Access Easement. Sanctuary and Charlwood hereby grant unto Boat Club a perpetual, non-exclusive easement on, over and across the Easement Area for the purpose of ingress, egress, passage, and delivery by vehicles and pedestrians.

2. Run with the Land/Successors. Subject to the terms and conditions of this Agreement, the easement granted herein is appurtenant to the Boat Club Property and shall run with the land, and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of Sanctuary, Charlwood, and Boat Club.

3. No Public Use/Dedication. The Easement Area is and shall remain private property. The use of the Easement Area is permissive and is limited to the express purposes contained herein. Nothing contained herein shall be deemed a dedication of any portion of the Sanctuary/Charlwood Property or the Boat Club Property for any public use.

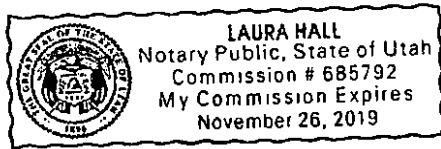
The parties hereto have executed this Agreement as of the date first written above.

Sanctuary Ranch Utah, LLC, a Utah limited liability company

By: [Signature]  
Timothy P. Charlwood, Manager

State of Utah )  
  :SS  
County of Wasatch

On the 30 day of Jan, 2019, personally appeared before me Timothy P. Charlwood, who being duly sworn did say that he is the Manager of Sanctuary Ranch Utah, LLC and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



[Signature]  
Notary Public

[Signature]  
Timothy P. Charlwood, individually  
a/k/a Timothy Patrick Charlwood

State of Utah )  
  :SS  
County of )

On the 30 day of Jan, 2019, personally appeared before me Timothy P. Charlwood, also known as Timothy Patrick Charlwood, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



[Signature]  
Notary Public

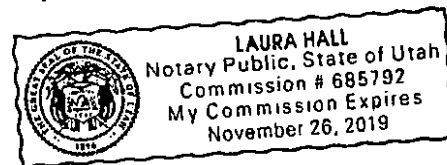
Ogden Boat Club, a Utah corporation

By: Vernon R. Mendell  
Name: VERNON R. MENDELL  
Its: PRESIDENT

State of Utah )  
  ) :ss  
County of Weber )

On the 29 day of Jan, 2018, personally appeared before  
me Vernon R. Mendell, who being duly sworn did say that he/she is the  
President of Ogden Boat Club, a Utah corporation, and that he/she, being authorized  
so to do, executed the foregoing instrument for the purposes therein contained.

Laura Hall  
Notary Public



## EXHIBIT A

## Legal Description of Sanctuary/Charlwood Property

Proposed SANCTUARY LAKESIDE SUBDIVISION, being more particularly described as follows:

A part of Sections 12 and 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville City, Weber County, Utah: Beginning at a point on the section line which is 1013.80 feet North  $89^{\circ}24'41''$  West from the Southeast corner of the Southwest corner of said Section 12 and running thence South  $01^{\circ}46'50''$  West (South record) 216.24 feet to the Northerly right of way line of 100 South Street the following two (2) courses: (1) Northwesterly along the arc of a 3363.73 foot radius curve to the left a distance of 369.40 feet (delta equals  $06^{\circ}17'32''$  and long chord bears North  $58^{\circ}56'40''$  West 369.21 feet), (2) Northwesterly along the arc of a 568.69 foot radius curve to the left a distance of 51.84 feet (delta equals  $05^{\circ}13'23''$  and long chord bears North  $64^{\circ}26'09''$  West 51.82 feet) to the Easterly line of The United States of America property; thence along said Easterly and Southerly lines the following two (2) courses: (1) North  $00^{\circ}32'32''$  East (North record) 161.46 feet and (2) North  $71^{\circ}15'00''$  East (North  $73^{\circ}01'00''$  East record) 326.43 feet to the Westerly line of the Ogden Boat Club property; thence along said Westerly and Southerly lines the following two (2) courses: (1) South  $00^{\circ}32'25''$  West (South record) 262.46 feet to the section line and (2) along said section line South  $89^{\circ}24'21''$  East (East record) 61.61 feet to the point of beginning.

## EXHIBIT B

## Legal Description of Boat Club Property

PART OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 297.875 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 771.025 FEET; THENCE NORTH 232.2 FEET; THENCE NORTH 71D56' EAST 809.21 FEET; THENCE SOUTH 514.94 FEET TO THE PLACE OF BEGINNING. SUBJECT, HOWEVER, TO A RIGHT-OF-WAY 1 ROD WIDE, COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTHWEST, THENCE WEST, THENCE NORTHWEST ALONG THE EDGE OF THE HILL.

## EXHIBIT C

## Easement Area

A 20.00 foot Wide Easement for Ingress and Egress, being a part of Sanctuary Lakeside Subdivision, Huntsville Town, Weber County, Utah, being a part of the Northwest Quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville Town, Weber County, Utah:

Beginning at a point 1018.80 feet North  $89^{\circ}24'41''$  West along the Section Line from the Northeast Corner of the Northwest Corner of said Section 13; and running thence South  $1^{\circ}46'50''$  West 213.00 feet to the Southerly Line of said Sanctuary Lakeside Subdivision, and a point of a non-tangent curve; thence Northwesterly along said Southerly Line and the arc of a 2012.60 foot Radius curve to the left a distance of 23.63 feet (Central Angle equals  $0^{\circ}40'22''$  and Long Chord bears North  $56^{\circ}02'05''$  West 23.63 feet); thence North  $1^{\circ}46'50''$  East 124.91 feet to a point of curvature; thence Northwesterly along the arc of a 28.00 foot Radius curve to the left a distance of 43.98 feet (Central Angle equals  $90^{\circ}00'00''$  and Long Chord bears North  $43^{\circ}13'10''$  West 39.60 feet) to a point of tangency; thence North  $88^{\circ}13'10''$  West 22.00 feet; thence North  $1^{\circ}46'50''$  East 20.00 feet; thence South  $88^{\circ}13'10''$  East 22.00 feet to a point of curvature; thence Northeasterly along the arc of a 28.00 foot Radius curve to the left a distance of 43.06 feet (Central Angle equals  $88^{\circ}07'13''$  and Long Chord bears North  $47^{\circ}43'14''$  East 38.94 feet) to a point on the Section Line; thence North  $1^{\circ}46'50''$  East 22.75 feet to an existing fence; thence South  $89^{\circ}11'07''$  East 20.02 feet along said fence; thence South  $1^{\circ}46'50''$  West 22.67 feet the point of Beginning.

Contains 5,920 Sq. Ft.