



W2928028

E# 2928028 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
27-JUN-18 4:33 PM FEE \$14.00 DEP JKC
REC FOR: WOLF CREEK WATER & SEWER

When recorded return to:
Wolf Creek Water and Sewer Imp. Dist.
P.O. Box 658
Eden, UT 84310

ROAD ACCESS EASEMENT

For good and valuable consideration the receipt and sufficiency of which are hereby acknowledged **WOLF CREEK RESORT** (the "**Grantor**"), whose address for the purposes hereof is 3718 N. Wolf Creek Dr. Eden, UT 84310, hereby grants, conveys, sells, and sets over unto **WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT**, a body politic of the State of Utah, its successors and assigns, ("**Grantee**"), whose address for the purposes is set forth above, a perpetual easement and right-of-way in, on, over and across that certain real property for Parcel #22-016-0077 ("**Parcel**") situated in Weber County, State of Utah, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The right-of-way and easement granted herein shall be the width and length of the existing road for permanent access and right-of-way and easement, on the Parcel.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assign, perpetually, with a right of ingress and egress in said Grantee, its officers, employees, agents invitees and assigns, to enter upon the above described Parcel for the use of said easement and right-of-way for the purposes hereof.

Grantor shall have the right to use the Parcel except for the purpose for which such easement and right-of-way is granted. Notwithstanding the foregoing, Grantor shall not interfere, disrupt, obstruct or otherwise impede the use of such easement and right-of way by Grantee, and shall not otherwise adversely affect any other rights granted to Grantee hereunder. In no event shall Grantor build or construct or permit to be built or constructed any building, structure or other improvement on, over, under or across, or otherwise obstruct access to or use of, said easement and right-of-way, and Grantor shall not change the grade of such easement and right-of-way; provided that Grantor shall have the right to install within the foregoing easement area roadways, curbs, gutters and sidewalks, and to improve such areas with grass, shrubbery and other vegetation and fences and gates, so long as such improvement and vegetation do not interfere with the use of the easement for the foregoing purposes. If Grantee disturbs any such permitted improvements or vegetation during the use of the easement by Grantee, Grantee shall promptly restore any such areas to substantially the same condition as existing prior to such entry.

Grantee shall have the right to convey and transfer its rights under the Road Access Easement to a person or entity for the purpose of exercising the rights and performing the obligation of Grantee hereunder.

This instrument does not create any fiduciary or other relationship between the parties except as grantor and grantee. Any obligation or liability whatsoever of Grantee which may arise at any time under this instrument or any obligation of liability which may be incurred by Grantee pursuant to any other instrument, transaction, or undertaking contemplated hereby shall not be personally binding upon, nor shall resort for the enforcement thereof be had to the property of Grantee's managers, members, officers,

employees, agents, attorneys or representatives, regardless of whether such obligation or liability is in the nature of contract, tort, or otherwise.

This easement, right-of-way and these covenants shall be construed under and shall be enforceable in accordance with the laws of the State of Utah, shall run with the land, and shall be binding upon the inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee.

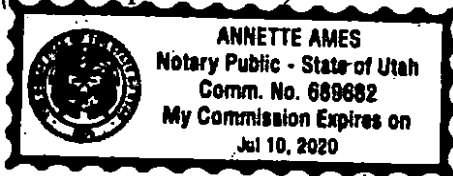
IN WITNESS WHEREOF, Grantor has executed this Road Access Easement as of 27 day of June, 2018.

Wolf Creek Resort
By: [Signature]
John Lewis, CEO

STATE OF UTAH)
):ss
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 27 day of June, 2018, by John Lewis who is the CEO of Wolf Creek Resort.

(Seal and Expiration Date)



[Signature]
Notary Public

EXHIBIT A

TO

ROAD ACCESS EASEMENT

(Parcel Description)

The "Parcel" referred to in the foregoing Road Access Easement is located in Weber County, Utah and is more particularly described as follows:

Parcel #22-016-0077

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT ON THE WESTERLY LINE OF WOLF CREEK DRIVE (66 FOOT RIGHT OF WAY) BEING 1072.00 FEET SOUTH 0D00'33" WEST ALONG THE QUARTER SECTION LINE AND 115.75 FEET NORTH 89D59'27" WEST FROM THE CENTER OF SAID SECTION 22; AND RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 2603.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.07 FEET (CENTRAL ANGLE EQUALS 1D07'27" AND LONG CHORD BEARS SOUTH 37D17'05" WEST 51.07 FEET) ALONG SAID WESTERLY LINE; THENCE NORTH 55D39'59" WEST 141.11 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.77 FEET (CENTRAL ANGLE EQUALS 49D00'51" AND LONG CHORD BEARS NORTH 80D10'24" WEST 41.48 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 75D19'10" WEST 109.16 FEET; THENCE WESTERLY ALONG THE ARC OF A 110.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.13 FEET (CENTRAL ANGLE EQUALS 24D26'15" AND LONG CHORD BEARS NORTH 89D55'34" WEST 46.77 FEET) TO A POINT OF COMPOUND CURVE; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A 290.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 602.55 FEET (CENTRAL ANGLE EQUALS 118D50'33" AND LONG CHORD BEARS NORTH 18D17'11" WEST 500.20 FEET); THENCE SOUTH 35D52'46" EAST 46.41 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A 245.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 498.78 FEET (CENTRAL ANGLE EQUALS 116D24'29" AND LONG CHORD BEARS SOUTH 19D30'13" EAST 417.32 FEET) TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A 65.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.04 FEET (CENTRAL ANGLE EQUALS 21D54'20" AND LONG CHORD BEARS SOUTH 88D39'37" EAST 24.89 FEET) TO A POINT OF TANGENCY; THENCE NORTH 80D23'13" EAST 117.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 142.62 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 109.39 FEET (CENTRAL ANGLE EQUALS 43D56'48" AND LONG CHORD BEARS SOUTH 77D38'23" EAST 106.73 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 55D39'59" EAST 103.97 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, LOCATED IN THE COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS: A CIRCULAR PARCEL OF LAND HAVING A RADIUS OF 100.00 FEET AND A CENTER POINT LOCATED SOUTH 89D07'33" EAST 2206.91 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 22 AND NORTH 00D00'00" EAST 1596.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS EXISTING MAINTENANCE ROADS WITHIN THE GRANTOR'S LAND FOR ACCESS TO THE ABOVE DESCRIBED PARCEL OF LAND. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]