



W2314567

E# 2314567 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
08-JAN-08 11:03 AM FEE \$13.00 DEP JM
REC FOR: FOUNDERS TITLE COMPANY - SYRAC
ELECTRONICALLY RECORDED

Founders Title Company D40074

MAIL TAX NOTICE TO
SETTLERS LANDING LLC
1081 N. 4150 W.
West Point UT 84015

08-006-0052/

Warranty Deed

08-006-0042 & 0043A. *KL*

LANSE CHOURNOS, GRANTOR

of West Point, County of Davis, State of UTAH, hereby CONVEY and WARRANT to

SETTLERS LANDING LLC

GRANTEE of WEST HAVEN, UT for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in WEBER County, State of UTAH:

PARCEL 1
BEGINNING AT A POINT ON THE NORTHEAST CORNER OF RIVERBEND TOWNHOMES PHASE 1, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT BEING NORTH 89°07'24" WEST ALONG SECTION LINE(BASIS OF BEARING) 1164.39 FEET AND SOUTH 192.39 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORHTEASTERLY ALONG THE ARC OF A 1112.69 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°09'01" A DISTANCE OF 371.90 FEET (CHORD BEARS NORTH 70°22'07" EAST 370.17 FEET)
THENCE NORTH 79°36'21" EAST 220.82 FEET; THENCE NORTH 85°13'26" EAST 401.79 FEET; THENCE NORTH 79°56'21" EAST 114.14 FEET TO A POINT ON THE INTERSECTION OF THE SOUTH LINE OF MIDLAND DRIVE AND THE WEST LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH 34°21'15" WEST ALONG THE WEST LINE OF SAID RAILROAD 1416.94 FEET TO A POINT ON A 2819.78 FOOT RADIUS CURVE; THENCE NORTH WESTERLY ALONG SAID ARC TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7°07'08" A DISTANCE OF 350.36 FEET(CHORD BEARS NORTH 53°13'57" WEST 350.13 FEET) TO A POINT ON A 1096.89 FOOT NON TANGENT CURVE AND A POINT ON THE EASTERLY LINE OF SAID RIVERBEND TOWNHOMES;
THENCE NORTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING 17 CALLS: NORTHEASTERLY ALONG SAID ARC TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°01'23" A DISTANCE OF 306.75 FEET (CHORD BEARS NORTH 36°30'04" EAST 305.75 FEET), NORTH 28°29'22" EAST 91.00 FEET, NORTH 44°13'05" WEST 134.99 FEET, NORTH 45°04'35" EAST 14.38 FEET TO A POINT OF CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 4.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°36'10" A DISTANCE OF 6.33 FEET (CHORD BEARS NORTH 00°13'30" WEST 5.69 FEET), NORTH 45°31'58" WEST 46.20 FEET TO A POINT OF CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 30.49 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°32'21" A DISTANCE OF 24.23 FEET(CHORD BEARS NORTH 22°45'47" WEST 23.60 FEET), NORTH 17.30 FEET, NORTH 75°00'06" WEST 48.86 FEET NORTH 14°59'54" EAST 80.00 FEET TO A POINT OF CURVE, NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL OF 34°33'37" A DISTANCE OF 18.10 FEET(CHORD BEARS NORTH 57°43'17" WEST 17.82 FEET) TO A POINT OF REVERSE CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°32'08" A DISTANCE OF 26.43 FEET (CHORD BEARS NORTH 54°12'32" WEST 26.18 FEET) TO A POINT OF REVERSE CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°33'37" A DISTANCE OF 18.10 FEET (CHORD BEARS NORTH 50°41'48" WEST 17.82 FEET), NORTH 33°24'59" WEST 54.84 FEET TO A POINT OF CURVATURE, NORTH

WESTERLY ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°09'48" A DISTANCE OF 30.64 FEET (CHORD BEARS NORTH 08°20'05" WEST 29.67 FEET) TO A POINT OF THE SOUTH LINE OF MIDLAND DRIVE AND A POINT ON A 1090.92 FOOT RADIUS CURVE, NORTHEASTERLY ALONG SAID ARC AND SOUTH LINE THROUGH A CENTRAL ANGLE OF 01°26'42" A DISTANCE OF 27.51 FEET (CHORD BEARS NORTH 60°04'10" EAST 27.51 FEET), NORTH 29°12'29" WEST 22.00 FEET TO THE POINT OF BEGINNING.
08-006-0052

PARCEL 2 (EASEMENT AND RIGHT OF WAY(Entry #2213591 Weber County Records))
A PERPETUAL EASEMENT AND RIGHT OF WAY, NON-EXCLUSIVE, FOR THE BENEFIT OF EACH PARTY HERETO, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, AND REGRESS FOR ALL ACCESS TO THE GRANTEE'S CONTIGUOUS PROPERTY BUT EXCLUDING ANY TYPE OF CONSTRUCTION USE OR ACCESS ON THE FOLLOWING DESCRIBED PROPERTY.
A ROAD THAT CURRENTLY EXISTS KNOWN AS 3325 SOUTH RIVERBEND CIRCLE, WEST HAVEN, UTAH AS SHOWN ON THE RECORDED PLAT OF RIVERBEND SUBDIVISION PHASE 1 BEING A PART OF SECTION 2 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE.

TOGETHER WITH SUCH RIGHT AS MAY BE NECESSARY AND/OR EXPEDIENT FOR EACH OF SAID PARTIES TO ACCOMPLISH THE PURPOSES OF THIS EASEMENT AND RIGHT OF WAY.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2008 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 4th of January, A.D., 2008.

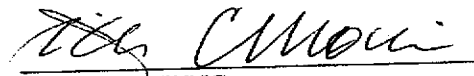
Signed in the Presence of:



LANSE CHOURNOS

STATE OF UTAH
COUNTY OF Davis

On the 4th of January, A.D., 2008, Personally appeared before me LANSE CHOURNOS, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC
Residing at: Davis County
My Commission Expires: 10-22-11

