

When Recorded, Mail To:

Jeannette Evans
321 East Parkway Circle
North Salt Lake Utah 84054

01-391-1606

DECLARATION OF EASEMENT

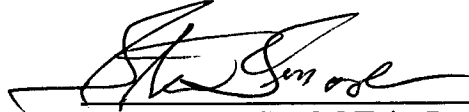
KNOW ALL MEN BY THESE PRESENTS, that this 9th day of January, 2018, the undersigned **EAGLEPOINTE DEVELOPMENT, L.C.**, a Utah limited liability company whose address is 724 West 500 South, #800, West Bountiful, Utah 84087 (“Declarant”), for good and valuable consideration the receipt of which is hereby acknowledged, does hereby agree and covenant that the Southeast corner of any residence, including the garage, constructed on the “Burdened Parcel” described in the attached “Exhibit “A” shall be no closer than thirty feet (30’) from the front of the Burdened Parcel and no closer than ten feet (10’) from the shared property line between the Burdened Parcel and the “Benefited Parcel” as described in the attached Exhibit “B”. For the purposes of this Easement the front of the Burdened Parcel shall be considered to be the back edge of the sidewalk (i.e., the edge of the sidewalk farther from the street).

This Easement shall be for the benefit of the Benefited Parcel which is currently owned by **JEANNETTE EVANS**, an individual whose address is 321 East Parkway Circle, North Salt Lake, Utah 84054 (“Grantee”). The covenants and restrictions contained herein shall run with the land and shall be binding upon the owner(s) of the Burdened Parcel for the benefit of the owner(s) of the Benefited Parcel.

Dated as of the date first written above.

DECLARANT:
EAGLEPOINTE DEVELOPMENT, L.C.,
a Utah limited liability company

By: Its Manager
Excel Investment Corporation
a Utah corporation



STEVEN E. SMOOT, its President

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 9th day of January, 2018, personally appeared before me **STEVEN E. SMOOT**, and who, being by me duly sworn, says that he is the President of **EXCEL INVESTMENT CORPORATION**, which corporation is the manager of **EAGLEPOINTE DEVELOPMENT, L.C.**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed by him by authority of its by-laws, (or by authority of a resolution of its board of directors, as the case may be) in behalf of said corporation in its capacity of manager of said limited liability company.



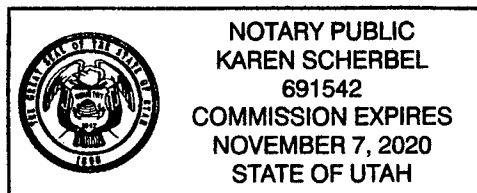
Notary Public

Exhibit "A"
To
Declaration of Easement

Legal Description of the Burdened Parcel

Real property, located in Davis County, Utah, more particularly described as follows:

Lot 1606, Eaglepointe Estates Phase 16, according to the official records of the Davis County Recorder. (01-391-1606)

With an address of 309 East Parkway Circle, North Salt Lake, Utah 84054.

Exhibit "B"
To
Declaration of Easement

Legal Description of the Benefitted Parcel

Real property, located in Davis County, Utah, more particularly described as follows:

ALL OF LOT 1607A, EAGLEPOINTE ESTATES SUBDIVISION LOT 1607 AMENDED. ALSO, A PARCEL OF LAND LOCATED IN THE NORTHWESTQUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES N 89°51'14" WEST ALONG THE SECTION LINE (BASIS OF BEARING) 684.89 FEET & SOUTH 120.64 FEET FROM THE NORTHQUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; & RUNNING THENCE SOUTH 25°10'55" WEST 200.55 FEET; THENCE SOUTH 44°38'49" WEST 45.01 FEET; THENCE NORTH 25°10'55" EAST 237.55 FEET; THENCE SOUTH 84°44'37" EAST 15.96 FEET TO THE POINT OF BEGINNING. TOTAL ACREAGE 0.905 ACRES(01-412-1608)

With an address of 309 East Parkway Circle, North Salt Lake, Utah 84054.