



W3278016

When Recorded, Send To:
Hooper Irrigation Co.
5375 S 5500 W
Hooper, UT 84315

E# 3278016 PG 1 OF 4
LEANN H KILTS, WEBER CTY. RECORDER
29-MAR-23 0340PM FEE \$40.00 145
REC FOR: HOOPER IRRIGATION

IRRIGATION EASEMENT

BLT Esquires LLC, Utah limited liability company ("Grantor"), hereby conveys to Hooper Irrigation Company, a Utah non-profit corporation, together with its successors and assigns (collectively, "Grantee") a perpetual irrigation easement (the "Easement") on, over and under the real property described in the attached Exhibit "A" (the "Easement Area") located on the parcel described on Exhibit "B" (the "Burdened Property").

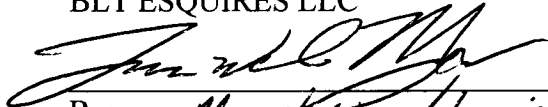
The irrigation easement granted herein shall permit Grantee to access, construct, maintain, improve, replace, and/or repair the irrigation facilities located on the Easement Area. Grantor shall not interfere with the use of the Easement by Grantee for the purposes set forth in this Easement Agreement.

The Easement and related covenants and restrictions granted herein will run with the Burdened Property and be binding upon all parties having or acquiring any right, title or interest in or to any part of the Burdened Property.

IN WITNESS WHEREOF, Grantor has hereunto set its hand as of the 28 day of MARCH 2023.

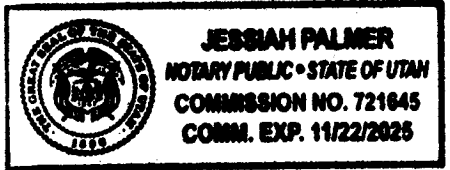
"GRANTOR":

BLT ESQUIRES LLC


By: Member / Louis Meyer
Its: Member

STATE OF UTAH)
 : ss.
County of Weber)

The foregoing instrument was acknowledgement before this 28th day of March, 2023 by Louis Meyer in his capacity as Member of BLT Esquires LLC.



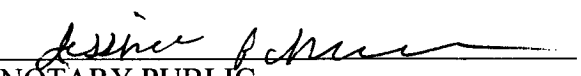

NOTARY PUBLIC

EXHIBIT "A"

Easement Area

A 10 FOOT WIDE IRRIGATION EASEMENT BEING PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF MORNING MEADOWS SUBDIVISION, SAID POINT BEING SOUTH 89°31'02" EAST 1114.71 FEET AND NORTH 00°28'58" EAST 1293.62 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE WESTERLY LINE OF SAID MORNING MEADOWS SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 07°17'51" WEST 1017.39 FEET; AND (2) SOUTH 00°28'56" WEST 266.72 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4000 SOUTH STREET; THENCE SOUTH 89°47'39" WEST 10.00 FEET ALONG SAID NORTHERLY RIGHT-OFWAY LINE; THENCE NORTH 00°28'56" EAST 267.43 FEET; THENCE NORTH 07°17'51" EAST 1016.61 FEET; THENCE NORTH 89°27'01" EAST 10.09 FEET TO THE POINT OF BEGINNING. CONTAINING 12,841 SQUARE FEET OR 0.295 ACRES.

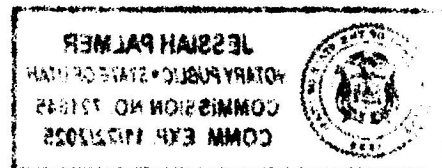


EXHIBIT "B"
BURDENED PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING NORTH 89D38'14" WEST 1714.42 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING, THENCE NORTH 89D38'14" WEST 325.00 FEET ALONG THE SECTION LINE, TO THE SOUTHEAST CORNER OF WIDDISON SUBDIVISION, THENCE NORTH 0021'46" EAST 309.40 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF WIDDISON SUBDIVISION, THENCE NORTH 89D38'14" WEST 144.27 FEET ALONG THE NORTH LINE TO THE NORTH WEST CORNER OF SAID WIDDISON SUBDIVISION, SAID POINT ALSO BEING IN A FENCE LINE ESTABLISHED AS BOUNDARY LINE AGREEMENT LINE (E#1663001), THENCE NORTH 1D47'04" EAST 1010.93 FEET ALONG THE FENCE LINE DESCRIBED AS THE BOUNDARY LINE AGREEMENT LINE, THENCE SOUTH 89D39'49" EAST 565.00 FEET, THENCE SOUTH 7D10'41" WEST 1018.07 FEET, THENCE SOUTH 0021'46" WEST 309.40 FEET TO THE POINT OF BEGINNING.

Land Serial No. 08-041-0001

Tax ID No. 08-041-0001

EXHIBIT B
CONT'D
BENEFITED PROPERTY

Beginning at a point on a southerly line of ELKHORN ESTATES Subdivision, Phase 7, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed, located East 2,148.35 feet and South 0.65 feet from the West 1/4 Corner of Section 21, T11N, R1E, S.L.B.&M. (Basis of Bearing: N0°22'44"W along the Section line between the West 1/4 Corner and the Northwest Corner of Section 21); thence S89°50'50"E(plat:S89°54'20"E) along said Subdivision and extension thereof 553.96 feet; thence Southeasterly along the arc of a 230.00 foot radius non-tangent curve (radius bears: N62°12'56"E) to the left 112.82 feet through a central angle of 28°06'16" (chord: S41°50'12"E 111.69 feet) thence S55°53'20"E 26.59 feet; thence along the arc of a 10.00 foot radius curve to the right 15.78 feet through a central angle of 90°23'32" (chord: S10°41'34"E 14.19 feet); thence S34°30'12"W 80.00 feet; thence along of a 10.00 arc radius curve to the right 15.64 feet through a central angle of 89°36'28" (chord: S79°18'26"W 14.09 feet); thence S34°38'03"W 60.00 feet; thence Southeasterly along the arc of a 10.00 foot radius non-tangent curve (radius bears: S34°06'40"W) to the right 15.78 feet through a central angle of 90°23'32" (chord: S10°41'34"E 14.19 feet); thence S34°30'12"W 1.50 feet; thence along the arc of 230.00 foot radius curve to the left 226.83 feet through a central angle of 56°30'22" (chord: S6°15'01"W 217.75 feet) to a point of reverse curvature; thence along the arc of a 10.00 foot radius curve to the right 15.44 feet through a central angle of 88°27'39" (chord: S22°13'34"W 13.95 feet); thence S66°27'24"W 3.02 feet; thence S23°32'36"E 60.00 feet; thence N66°27'24" 2.94 feet; thence along the arc of a 10.00 foot radius curve to the right 15.71 feet through a central angle of 90°00'00"(chord: S68°32'36"E 14.14 feet); thence S23°32'36"E 13.55 feet; thence along the arc of a 170.00 foot radius curve to the right 69.91 feet through a central angle of 23°33'46" (chord:S11.45'43"E 69.42 feet); thence S0°01'10W 21.49; thence N89°58'50"W 82.00 feet; thence S87°52'00"W along the extension of, and a fence line 93.5 feet; thence N89°00'00"W along a fence line 219.80 feet; thence N89°16'00"W along a fence line 191.93 feet to the easterly line of ELKHON Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed; thence N0°11'58"W (plat: N0°15'28"W) along said plat 299.47 feet to the southeast corner of Parcel B, Phase 7, ELKHORN Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder, and as currently monumented and constructed; thence N0°11'08"W (plat: N0°14'38"W) along said plat 335.78 feet to the point of beginning. CONT 8.30 AC

Tax ID No. 03-025-0016