

Mail Tax notice to:  
Grantee  
3718 North Wolf Creek Drive  
Eden, Utah 84310



\*W3296159\*

Parcel ID No.: 20-186-0011

**QUIT CLAIM DEED OF EASEMENT**

**Legacy Mountain Estates, L.L.C., a Utah limited liability company**

GRANTOR of Eden, State of Utah, hereby QUITCLAIMS AN EASEMENT INTEREST TO:

**Legacy Mountain Owners Association, Inc., a Utah corporation**

GRANTEE of Eden, Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

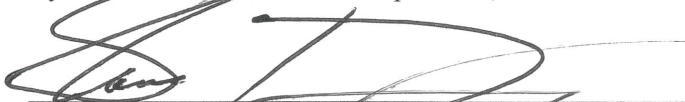
**As more fully described on separate Exhibit "A" hereto attached and made a part hereof.**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 28<sup>th</sup> day of AUGUST, 2023.

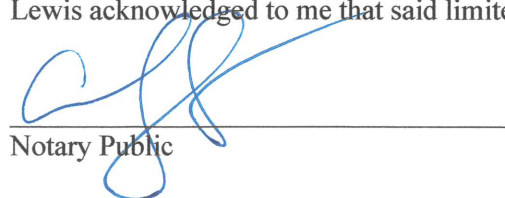
Legacy Mountain Estates, L.L.C., a Utah limited liability company

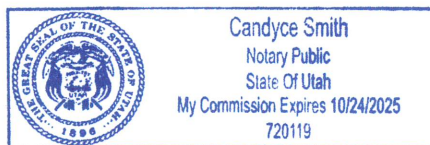
By: Edenvue, Co., a Utah Corporation, its Member

  
By: Shane Dunleavy, President

State of Utah, County of Weber )ss:

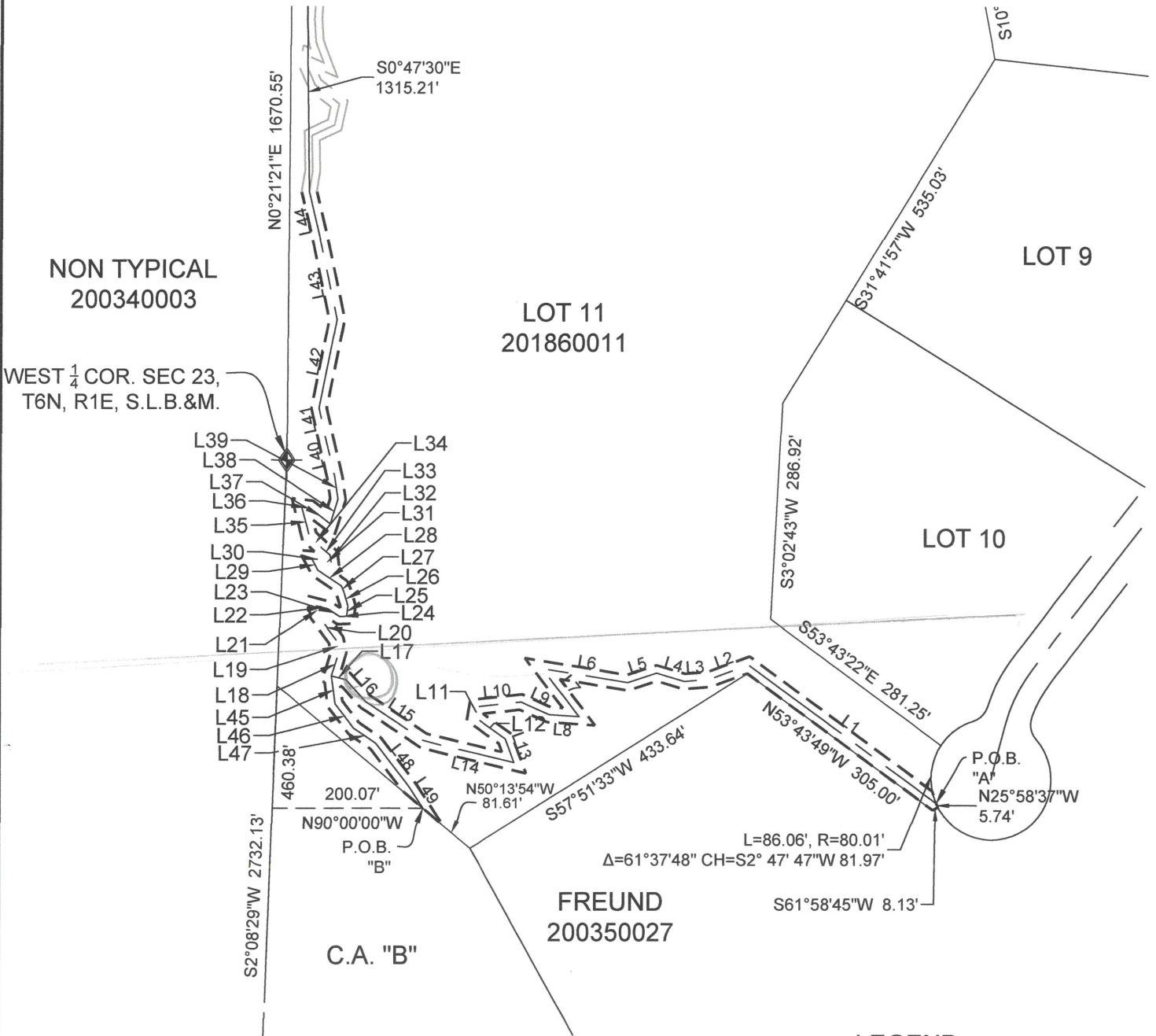
On this date 28<sup>th</sup> August 2023 personally appeared before me **Shane Dunleavy**, who being by me duly sworn did say that he is the Manager of Lewis Group Holdings, LLC, who is the Manager of Legacy Mountain Estates, L.L.C., a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said John Lewis acknowledged to me that said limited liability company executed same.

  
Notary Public



# EXHIBIT A

LEGACY RANCH TRAIL EASEMENT  
 LOCATED IN THE WEST HALF OF SECTION 23,  
 TOWNSHIP 6 NORTH, RANGE 1 EAST  
 OF THE SALT LAKE BASE AND MERIDIAN



Scale in Feet  
 1" = 200'

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1580 W 2100S, WEST HAVEN, UT 84405  
 P 801.476.0202 F 801.476.0066

## LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

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## EXHIBIT B

LEGACY RANCH TRAIL EASEMENT  
 LOCATED IN THE WEST HALF OF SECTION 23,  
 TOWNSHIP 6 NORTH, RANGE 1 EAST  
 OF THE SALT LAKE BASE AND MERIDIAN

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	309.08	N53° 43' 49"W	L21	11.68	N6° 58' 27"W	L41	26.79	N12° 46' 40"W
L2	56.31	S69° 52' 26"W	L22	15.31	S75° 42' 18"E	L42	119.15	N11° 27' 34"E
L3	32.52	S85° 41' 25"W	L23	18.98	S56° 44' 10"E	L43	101.36	N11° 51' 01"W
L4	38.10	N73° 33' 35"W	L24	9.28	N86° 54' 17"E	L44	72.28	N13° 30' 11"W
L5	40.57	S71° 47' 04"W	L25	13.59	N7° 03' 16"E	L45	37.28	S7° 25' 19"E
L6	114.48	N80° 37' 48"W	L26	19.15	N16° 34' 53"W	L46	40.39	S37° 43' 54"E
L7	79.82	S37° 13' 30"E	L27	9.03	N23° 15' 25"W	L47	35.63	S55° 32' 12"E
L8	39.34	N86° 03' 27"W	L28	37.12	N56° 10' 43"W	L48	73.82	S37° 46' 35"E
L9	40.83	N65° 56' 10"W	L29	17.31	N28° 30' 20"W	L49	32.59	S33° 27' 59"E
L10	59.02	S83° 59' 51"W	L30	14.84	S85° 37' 20"E			
L11	14.28	S9° 42' 49"W	L31	13.22	S59° 12' 15"E			
L12	49.24	S55° 00' 25"E	L32	12.97	N6° 47' 23"W			
L13	33.66	S20° 19' 44"E	L33	13.78	N50° 21' 44"W			
L14	123.07	N76° 32' 40"W	L34	23.23	N47° 51' 59"W			
L15	93.16	N56° 34' 03"W	L35	40.38	N14° 51' 36"W			
L16	39.16	N41° 40' 24"W	L36	11.18	S83° 12' 56"E			
L17	19.87	N75° 51' 37"W	L37	33.92	S52° 30' 30"E			
L18	32.77	N16° 58' 40"E	L38	34.09	N17° 19' 10"E			
L19	16.58	N12° 16' 59"W	L39	29.86	N8° 33' 02"W			
L20	41.68	N36° 59' 16"W	L40	67.07	N13° 20' 39"W			



180231 - LEGACY RANCH TRAIL EASEMENT LEGACY RANCH TRAIL EASEMENT.DWG



## EXHIBIT C

LEGACY RANCH TRAIL EASEMENT  
LOCATED IN THE WEST HALF OF SECTION 23,  
TOWNSHIP 6 NORTH, RANGE 1 EAST  
OF THE SALT LAKE BASE AND MERIDIAN

### 20 FOOT TRAIL EASEMENT DESCRIPTION "A"

A PART OF THE WEST HALF OF SECTION 23 AND A PART OF LOT 11 LEGACY MOUNTAIN ESTATES LYING 10.00 FEET RIGHT AND 10.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE THE SIDELINES OF WHICH ARE TO BE PROLONGED OR ABRIDGED WHEN NOT INTERSECTION THE GRANTORS PROPERTY LINE OR EXISTING TRAIL EASEMENT AT RIGHT ANGLES.

BEGINNING AT A POINT ON THE GRANTORS PROPERTY LINE SAID POINT BEING ON THE RIGHT-OF-WAY LINE OF LEGACY MOUNTAIN ROAD BEING LOCATED NORTH 25°58'37" WEST 5.74 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 11; RUNNING THENCE ALONG AN EXISTING TRAIL THE FOLLOWING FORTY FOUR (44) COURSES: (1) NORTH 53°43'49" WEST 309.08 FEET; (2) SOUTH 69°52'26" WEST 56.31 FEET; (3) SOUTH 85°41'25" WEST 32.52 FEET; (4) NORTH 73°33'35" WEST 38.10 FEET; (5) SOUTH 71°47'04" WEST 40.57 FEET; (6) NORTH 80°37'48" WEST 114.48 FEET; (7) SOUTH 37°13'30" EAST 79.82 FEET; (8) NORTH 86°03'27" WEST 39.34 FEET; (9) NORTH 65°56'10" WEST 40.83 FEET; (10) SOUTH 83°59'51" WEST 59.02 FEET; (11) SOUTH 09°42'49" WEST 14.28 FEET; (12) SOUTH 55°00'25" EAST 49.24 FEET; (13) SOUTH 20°19'44" EAST 33.66 FEET; (14) NORTH 76°32'40" WEST 123.07 FEET; (15) NORTH 56°34'03" WEST 93.16 FEET; (16) NORTH 41°40'24" WEST 39.16 FEET; (17) NORTH 75°51'37" WEST 19.87 FEET; (18) NORTH 16°58'40" EAST 32.77 FEET; (19) NORTH 12°16'59" WEST 16.58 FEET; (20) NORTH 36°59'16" WEST 41.68 FEET; (21) NORTH 06°58'27" WEST 11.68 FEET; (22) SOUTH 75°42'18" EAST 15.31 FEET; (23) SOUTH 56°44'10" EAST 18.98 FEET; (24) NORTH 86°54'17" EAST 9.28 FEET; (25) NORTH 07°03'16" EAST 13.59 FEET; (26) NORTH 16°34'53" WEST 19.15 FEET; (27) NORTH 23°15'25" WEST 9.03 FEET; (28) NORTH 56°10'43" WEST 37.12 FEET; (29) NORTH 28°30'20" WEST 17.31 FEET; (30) SOUTH 85°37'20" EAST 14.84 FEET; (31) SOUTH 59°12'15" EAST 13.22 FEET; (32) NORTH 06°47'23" WEST 12.97 FEET; (33) NORTH 5°21'44" WEST 13.78 FEET; (34) NORTH 47°51'59" WEST 23.23 FEET; (35) NORTH 14°51'36" WEST 40.38 FEET; (36) SOUTH 83°12'56" EAST 11.18 FEET; (37) SOUTH 52°30'30" EAST 33.92 FEET; (38) NORTH 17°19'10" EAST 34.09 FEET; (39) NORTH 08°33'02" WEST 29.86 FEET; (40) NORTH 13°20'39" WEST 67.07 FEET; (41) NORTH 12°46'40" WEST 26.79 FEET; (42) NORTH 11°27'34" EAST 119.15 FEET; (43) NORTH 11°51'01" WEST 101.36 FEET; (44) NORTH 13°30'11" WEST 72.28 FEET TO THE EXISTING TRAIL EASEMENT AS DEDICATED ON THE OFFICIAL PLAT OF LEGACY MOUNTAIN ESTATES AND THE POINT OF TERMINATION.

### 20 FOOT TRAIL EASEMENT DESCRIPTION "B"

A PART OF THE SOUTHWEST QUARTER OF SECTION 23 AND A PART OF LOT 11 LEGACY MOUNTAIN ESTATES LYING 10.00 FEET RIGHT AND 10.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE THE SIDELINES OF WHICH ARE TO BE PROLONGED OR ABRIDGED WHEN NOT INTERSECTION THE GRANTORS PROPERTY LINE OR EXISTING TRAIL EASEMENT AT RIGHT ANGLES.

BEGINNING AT A POINT ON AN EXISTING TRAIL AND THE SOUTH LINE OF SAID LOT 11 ALSO BEING THE NORTH LINE OF COMMON AREA B BEING LOCATED NORTH 50°13'54" WEST 81.61 FEET FROM THE SOUTHERLY MOST CORNER OF SAID LOT 11 SAID POINT ALSO BEING SOUTH 02°08'29" WEST 460.38 FEET AND NORTH 90°00'00" EAST 200.07 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE ALONG AN EXISTING TRAIL THE FOLLOWING FIVE (5) COURSES: (1) NORTH 33°27'59" WEST 32.59 FEET; (2) NORTH 37°46'35" WEST 73.82 FEET; (3) NORTH 55°32'12" WEST 35.63 FEET; (4) NORTH 37°d43'54" WEST 40.39 FEET; (5) NORTH 07°25'19" EAST 37.28 FEET TO SAID EXISTING TRAIL AND THE POINT OF TERMINATION.



BL1021 - LEGACY MOUNTAIN ESTATES - LEGACY RANCH TRAIL EASEMENT - LOT 20 - 2014