



W3353480

When recorded, please return to:

Bona Vista Water Improvement District
2020 West 1300 North
Farr West, UT, 84404-3788

E# 3353480 PG 1 OF 5

B RAHIMZADEGAN, WEBER CTY. RECORDER
07-JAN-25 02:14PM FEE \$40.00 211
REC FOR: LYNC CONSTRUCTION

Space above for County Recorder's use only

Access and Utilities Easement

Pleasant Plains Ranch, Inc (hereinafter referred to as "Grantors") does hereby grant an easement upon the terms contained herein unto Bona Vista Water Improvement District (hereinafter referred to as "Grantee"), for the sum of Ten Dollars and other good and valuable consideration.

1. **Benefited Property.** Attached hereto marked Exhibit "A" is a description of the properties owned by the Grantee under this easement instrument (hereinafter referred to as the "Benefited Parcel"). The easement granted by this easement instrument is intended to benefit and be appurtenant to the Benefited Parcel.
2. **Description of Easement.** The easement granted by this instrument is located upon the following-described tract of land located in Weber County, State of Utah, and described as follows: See attached Exhibit "B"
3. **Purpose of Easement.** The easement granted by this instrument shall be a perpetual nonexclusive easement for ingress and egress, and the installation, maintenance, and use of utilities, for the benefit of the Grantee and appurtenant to the Benefited Parcel.
4. **Successors and Assigns.** The easement granted by this instrument shall be a perpetual easement, is intended to run with the land, and shall be binding upon Grantors, Grantee and their respective successors and assigns and others owning interests in the Benefited Parcel and Easement Parcel.


Pleasant Plains Ranch, Inc

Dated this 2nd day of January, 2025.

By Lynn Jackson

For Pleasant Plains Ranch

Its President

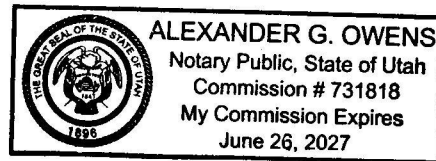
Lynn Jackson
Signature

STATE OF Utah)
County of Weber)ss.

On this 2nd day of January, in the year 2025, before me Alexander Owens a ~~Notary Public~~ notary public, personally appeared Lynn Jackson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Alexander Owens
(notary signature)



(seal)

EXHIBIT "A"
BT (BENEFITED PROPERTY)

The following tract of land located in Weber County, State of Utah:

DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, S L B & M. BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20, AND RUNNING THENCE SOUTH 90 DEGREES WEST 2640 FEET; THENCE NORTH 0 DEGREES EAST 4785 FEET; THENCE NORTH 90 DEGREES EAST 908 FEET THENCE SOUTH 12 DEG 40 MIN EAST 822.24 THENCE SOUTH 87 DEG 55 MIN EAST 562 FEET; THENCE SOUTH 0 DEG 53 MIN EAST 1322.42 FEET; THENCE NORTH 90 DEG EAST 969.68 FEET THENCE SOUTH 0 DEGREES EAST 2640.08 TO THE POINT OF BEGINNING. LESS AND EXCEPTING: BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89D17'08" WEST 987.23 FEET ALONG THE QUARTER SECTION LINE FROM A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING. THENCE NORTH 89D17'08" WEST 1666.29 FEET ALONG THE QUARTER SECTION LINE TO A 2" STEEL POST REPRESENTING THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: THENCE NORTH 0D56'47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 0D56'47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE FROM A WEBER COUNTY BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89D19'18" EAST 921.21 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 13D09'26" EAST 819.48 FEET ALONG A FENCE LINE TO A FENCE LINE; THENCE SOUTH 86D49'48" EAST 562.23 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 1D40'04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING. CONTAINS 3.029,562 SQUARE FEET, 69,549 ACRES. TOGETHER WITH AND SUBJECT TO 30 FOOT RIGHT OF WAY EASEMENT MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 0D53'44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 89D17'08" WEST 1057.14 FEET; THENCE NORTH 0D42'52" EAST 30.00 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89D17'08" EAST 1057.23 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING. E# 3149480.

EXHIBIT "B"
(EASEMENT DESCRIPTION)

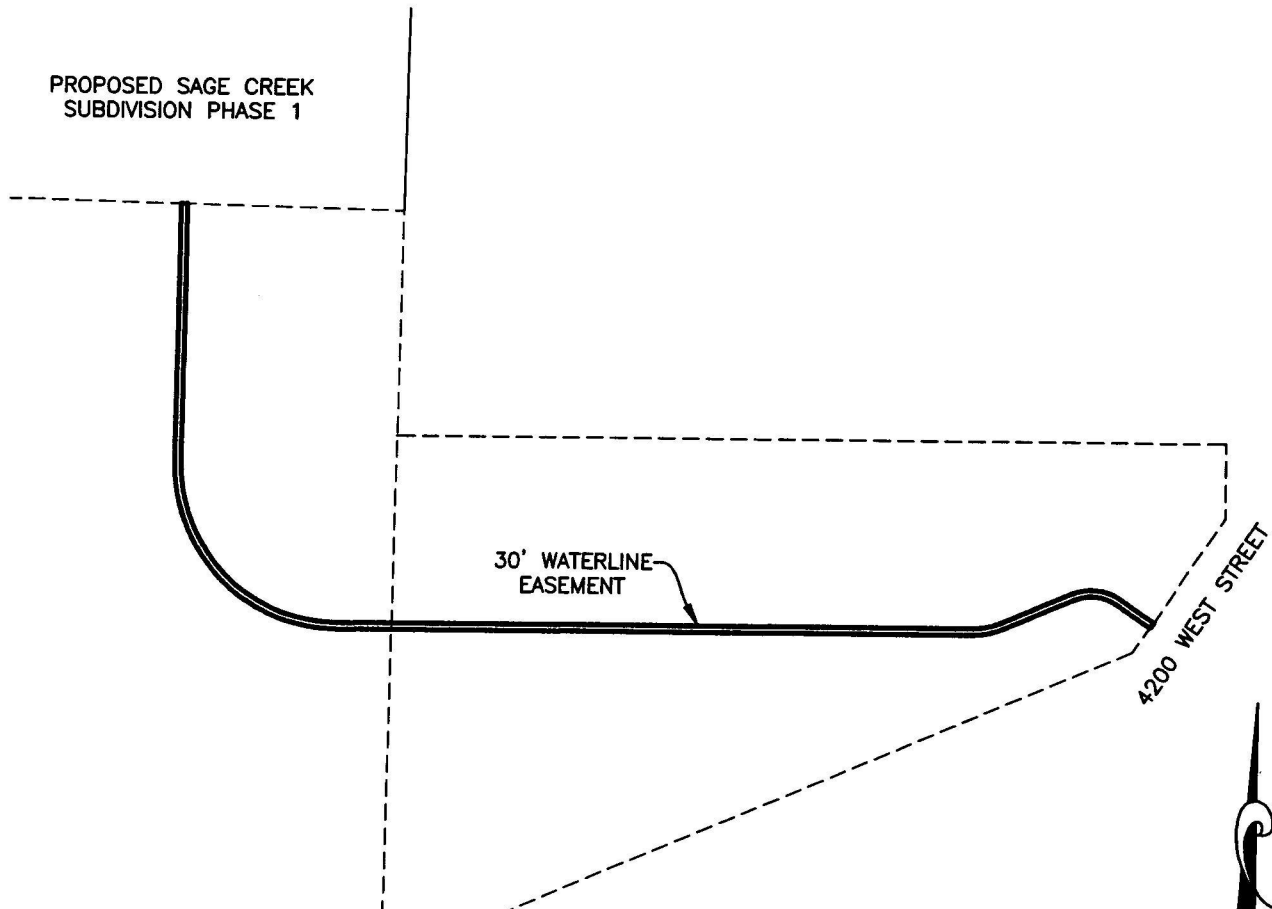
WEBER COUNTY, UTAH
JOB NO. 6298-26
11-22-2024

A 30 FOOT WATERLINE EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PROPOSED SAGE CREEK SUBDIVISION PHASE 1, SAID POINT BEING 687.16 FEET NORTH 88°49'28" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 29 (SAID NORTHEAST CORNER BEING SOUTH 00°53'45" WEST 2642.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 20); THENCE SOUTH 00°31'11" WEST 796.13 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 790.70 FEET, A DELTA ANGLE OF 90°36'27", A CHORD BEARING OF SOUTH 44°47'02" EAST, AND A CHORD LENGTH OF 710.85 FEET; THENCE NORTH 89°54'44" EAST 2010.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 99.24 FEET, A DELTA ANGLE OF 22°44'38", A CHORD BEARING OF NORTH 78°32'25" EAST, AND A CHORD LENGTH OF 98.59 FEET; THENCE NORTH 67°10'07" EAST 235.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 149.02 FEET, A DELTA ANGLE OF 56°55'23", A CHORD BEARING OF SOUTH 84°22'12" EAST, AND A CHORD LENGTH OF 142.97 FEET; THENCE SOUTH 55°54'31" EAST 125.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4200 WEST STREET WHICH IS THE POINT OF TERMINUS. SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTOR'S PROPERTY LINE.

WATERLINE EASEMENT EXHIBIT

PROPOSED SAGE CREEK
SUBDIVISION PHASE 1



30' WATERLINE
EASEMENT

4200 WEST STREET



1"=600'



Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
Date: 11-22-2024
Name: WATER EASEMENT
Number: 6298-26
Scale: 1"=600'