

When recorded, please return to:

Shane Bret Watson
440 West Apple Street
Grantsville, UT 84029

Tooele County APN: (01-112-0-0012)

EASEMENT

For the sum of one dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Apple Street One Twenty, LLC**, owner of land known as Parcel No. 01-112-0-0012, (hereinafter referred to as "GRANTOR") hereby grants, conveys, sells and sets forth unto **Shane Bret Watson**, whose address is 440 West Apple Street, Grantsville, UT 84029, his successors and assigns, (hereinafter referred to as "GRANTEE") a perpetual exclusive right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace storm water pipelines, ponds, weirs, inlet and outlet structures and other storm water collection facilities, (hereinafter called the "Facilities"), insofar as they lie within the property of the GRANTOR, said right-of-way and easement being situate in the city of Grantsville, Tooele County, State of Utah, over, through and under a portion of the GRANTOR'S land, and being more particularly described as follows:

**SEE EXHIBITS "A" AND "B"
ATTACHED HERETO AND MADE A PART HEREOF**

TO HAVE AND TO HOLD the same unto the said GRANTEE, his successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress for said GRANTEE, his officers, employees, representatives, agents and assigns to enter upon the above described right-of-way and easement with such equipment as is necessary to lay, maintain, operate, repair, inspect, protect, install, remove and replace said Facilities.

During construction and maintenance periods, GRANTEE and its agents may use such portions of GRANTOR'S property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of the Facilities. GRANTEE shall be responsible for restoring all property within said right-of-way and easement, as such property relates to the Facilities and through which the work traverses, to as near its original condition as is reasonably possible, provided the GRANTEE shall not be responsible for restoring large vegetation such as trees or mature shrubs or for restoration of any buildings or other improvements (other than roadways or other underground utilities).

GRANTOR shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to GRANTEE, provided such use shall not interfere with the Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR shall not build or construct or permit to be constructed over and across said right-of-way, any building or other improvements, nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has executed this right-of-way and easement grant this 16th day of September, 2022

Apple Street One Twenty, LLC

By: Apple Street One Twenty LLC Steven Walker

Its: Managing Member
STEVEN WALKER

STATE OF UTAH,)
 ss.
County of Tooele)

On this 16 day of Sept, 2022, personally appeared before me Steven Walker and _____ who stated their names

and provided identification, and declared that they executed the above document without duress.

Notary Public Stefanie B Quinn

My Commission Expires: March 9, 2026

Residing In: Tooele, UT

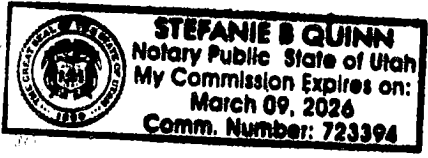


EXHIBIT "A"

A perpetual Storm Water Retention Easement situate in the Southwest Quarter of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, in the city of Grantsville, Tooele County, State of Utah, described as follows:

Beginning at a point on the northerly right-of-way line of Apple Street which lies South $89^{\circ}53'05''$ East 1262.13 feet along the quarter section line, South $0^{\circ}20'17''$ East 334.82 feet, South $89^{\circ}17'20''$ East 231.74 feet, South $0^{\circ}29'33''$ West 423.47 feet and West 8.36 feet from the West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian;
thence along said northerly right-of-way line of Apple Street, West 79.00 feet;
thence North $0^{\circ}55'05''$ East 70.75 feet;
thence South $89^{\circ}08'57''$ East 13.92 feet;
thence North $1^{\circ}06'00''$ East 101.00 feet;
thence South $89^{\circ}04'55''$ East 64.75 feet;
thence South $0^{\circ}55'05''$ West 170.50 feet to the Point of Beginning.

QUARTER SECTION LINE & BASIS OF BEARING S 89°53'05" E 1262.13' S 89°53'05" E 5279.01'

WEST 1/4 CORNER OF SECTION 36, T 2 S, R 6 W, SLB & M. TOOELE CO. BRASS MONUMENT

EAST 1/4 CORNER OF SECTION 36, T 2 S, R 6 W, SLB & M. TOOELE CO. BRASS MONUMENT

EXHIBIT "B"

S 0°20'17" E 334.82'

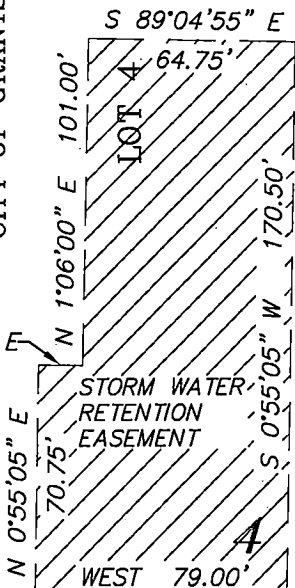
S 89°17'20" E 231.74'

APPROVED JUNE 9, 1890
BOOK HH, PAGE 379

BLOCK 65
SOUTHWEST ADDITION OF THE
CITY OF GRANTSVILLE

APPLE STREET ONE TWENTY, LLC
WARRANTY DEED, ENTRY NO. 360986
PARCEL NO. 01-112-0-0012

S 89°08'57" E 13.92'



STORM WATER RETENTION EASEMENT

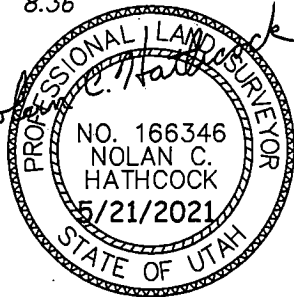
S 0°29'33" W 423.47'

SCALE: 1" = 60'

POINT OF BEGINNING
OFF-SITE STORM WATER
RETENTION EASEMENT

WEST 8.36'

APPLE STREET



PROPOSED CAMELOT WEST SUBDIVISION

SHANE BRET WATSON AND CARI
JO WATSON WARRANTY DEED,
ENTRY NO. 499465
PARCEL NO. 01-066-0-0005

(144.08')
LOT 1

(143.75')
LOT 2

WEST APPLE SUBDIVISION

ENTRY NO. 026041, BOOK 286, PAGE 109
RECORDED APRIL 20, 1989

RANDY YOUNG
CONSTRUCTION, INC.
WARRANTY DEED,
ENTRY NO. 515279
PARCEL NO. 10-052-0-0001

PREPARED BY:
NOLAN C. HATHCOCK
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NO. 166346
9592 STORNOWAY CIRCLE
SOUTH JORDAN, UTAH 84009
PHONE: 801-557-5398

EXHIBIT TO ACCOMPANY THE DESCRIPTION OF A STORM WATER
RETENTION EASEMENT TO BENEFIT THE PROPOSED CAMELOT WEST
SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION
36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND
MERIDIAN, CITY OF GRANTSVILLE, TOOELE COUNTY, UTAH 84129