

COURTESY/170304

WHEN RECORDED MAIL DOCUMENT TO:
NIBLEY CITY

Ent 1299424 Bk 2286 Pg 1234
Date: 21-Sep-2021 01:49 PM Fee \$40.00
Cache County, UT
Devron Andersen, Rec. - Filed By HL
For HERITAGE LAND HOLDINGS LLC

WATERLINE EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to **HERITAGE LAND HOLDINGS, LLC**, Grantor, by the **NIBLEY CITY**, Grantee, the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a construction easement and a perpetual easement for ingress and egress, the use, install, operate, maintain, repair, remove, relocate and replace irrigation, drainage and other utility facilities; for unimpeded perpetual ingress and egress. Property owned by Grantor in **CACHE** County, State of Utah, and the easement being more fully described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD such property to Grantee, the **NIBLEY CITY**, forever for the uses and purposes normally associated with municipal uses such as utilities and drainage.

Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. Grantor may not interfere with the easement in anyway. If any improvement is installed, built, or placed within the easement by Grantor or its successors or assigns, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss. Grantor shall pay for any extra costs which Grantee incurs as a result of Grantor burdening the easement.

The grant and other provisions of the easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

WITNESS the hand of said Grantor, this 30th day of September, 2021

HERITAGE LAND HOLDINGS, LLC

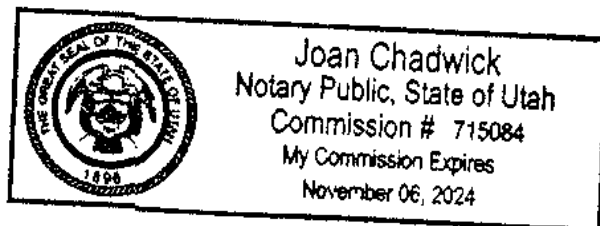
By: 
BOYD COOK, Authorized Signator

(Continued)

STATE OF UTAH)
 §
COUNTY OF BOX ELDER)

Ent 1299424 Bk 2286 Pg 1235

On this 3rd day of September, 2021, personally appeared before me BOYD COOK , whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn did say that he/she is the Authorized Signator of HERITAGE LAND HOLDINGS, LLC , and that said document was signed by him/her in behalf of said corporation by authority of its bylaws or resolution of its Board of Directors, and said BOYD COOK acknowledged to me that said corporation executed the same.



Joan Chadwick
Notary Public
Residing at: 11-6-2024
My commission expires Tremonton

Exhibit 'A'

A construction easement and a perpetual easement to install, operate, maintain, repair remove, relocate and replace conveyance, drainage, and other utility facilities located in part of Section 17, Township 11 North, Range 1 East, of the Salt Lake Baseline and Meridian.

The construction easement shall be 20 feet in width granted for the time of original installation of the facilities hereinafter described, 10 feet on each side of the as-constructed centerline of said facilities. The perpetual easement shall be 20 feet in width, 10 feet on each side of the as-constructed centerline of said facilities.

CENTERLINE DESCRIPTION

Commencing East Quarter Corner of said Section 17 monumented with a Brass Cap monument thence S 89°45'23" W 2118.42 feet; thence South 24.75 feet; thence along the boundary of Firefly Estates, Phase 1 the next 3 courses:

1) thence S 00°25'09" E 382.75 feet;

2) thence N 89°34'51" E 382.30 feet;

3) thence S 02°15'53" W 28.05 feet;

to the POINT OF BEGINNING and running

thence N 89°34'35" E 297.22 feet;

thence S 71°00'46" E 51.73 feet;

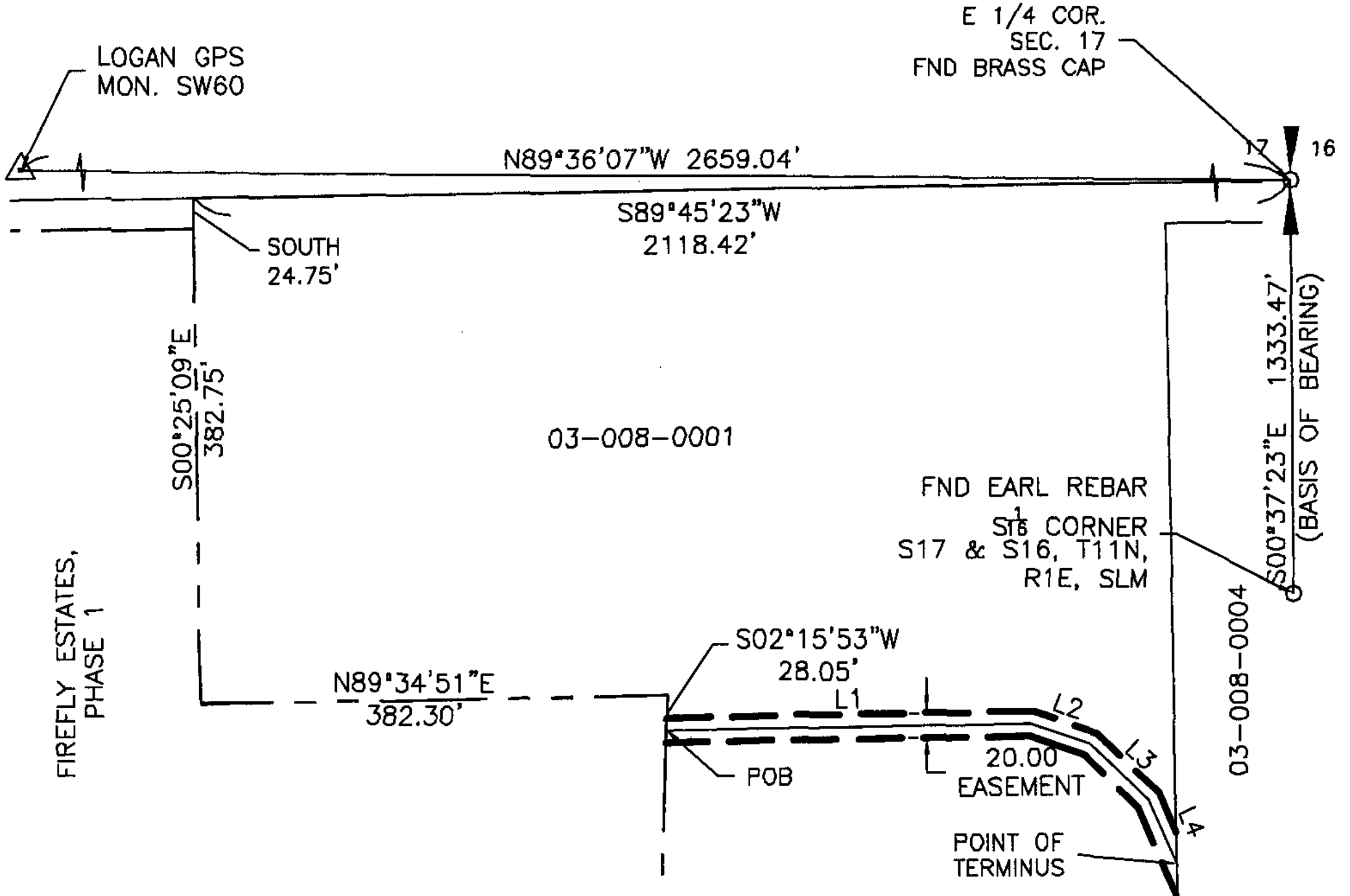
thence S 45°25'21" E 65.17 feet;

thence S 22°55'43" E 57.33 feet to the easterly line of Parcel 03-008-0001 and the point of terminus.

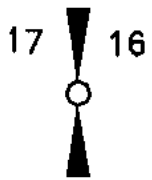
Parcel no: 03-008-0001

EXHIBIT A

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LEGEND



SECTION CORNER

--- EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	297.22	N89°34'35"E
L2	51.73	S71°00'46"E
L3	65.17	S45°25'21"E
L4	57.33	S22°55'43"E

