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14140757 B: 11438 P: 4307 Total Pages: 4
08/14/2023 03:15 PM By: dsalazar Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CITY OF HERRIMAN
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096

When Recorded, Return to:

Herriman City
5355 West Herriman Main Street
Herriman, Utah 84096



REVOCABLE ENCROACHMENT PERMIT

Affecting Parcel(s): 2634251024

Herriman City, a Utah municipality, whose address is 5355 West Herriman Main Street, Herriman, UT 84096 (“Grantor”), hereby grants to IVORY HOMES, LTD, (“Grantee(s)”) a revocable permit, effective the 10th day of July, 2023 whereby Grantee(s) is/are permitted, subject to the conditions contained herein, to encroach into the public utility easement located on the following described real property (“Property”) located in Salt Lake County, Utah:

Lot 701, Hidden Oaks Pod 7 Ph 1

12938 S Red Sunset Ln

This Revocable Encroachment Permit shall be for the limited purpose of constructing a window well (the “Improvement(s)”) in the location and to the dimension depicted on the attached Exhibit “A.” In no event shall this consent waive or relinquish any rights of Grantor or any other public utility which are necessary to the operation, maintenance, renewal, construction or repair of Grantor’s lines, conduit, or other facilities, which are or may be located in said public utility easement.

As provided in UTAH CODE ANN. § 54-3-27, Grantee(s) bear the risk of loss or damage to the Improvement(s) if such Improvement(s) interfere with the easement rights of Grantor or any other public utility company with a Protected Utility Easement¹ over the Property.

The encroachment permitted herein does not relinquish or diminish the rights of any other public utility companies or public utilities who are lawfully authorized to use or install public utility facilities within the public utility easement located on the Property.

This Revocable Encroachment Permit does not vest Grantee(s) with any authority to construct the Improvement(s) without first obtaining all necessary approvals from Grantor. This Revocable Permit shall run with the land and shall be binding on all successors and assigns of Grantee(s). Grantor may revoke this Permit at any time and for any reason. Upon revocation, Grantee(s) shall bear the cost of removing the Improvement(s) within a reasonable timeframe or as otherwise agreed to by Grantor.

Grantor makes no representation as to the location of utility facilities within the Property, or the effect of the permitted encroachment hereunder on said utilities. Accordingly, Grantee(s) agree to hold harmless the Grantor, its officers, agents, employees, and servants from all other costs, damages, and liabilities that may accrue or be claimed to accrue by reason of any work performed in connection with this Revocable Permit.

By executing this Revocable Permit, Grantor acknowledges that it is granting to Grantee(s) a revocable encroachment into the public utility easement on the Property and Grantee(s) acknowledge(s) receipt of such permit subject to the conditions and requirement hereof.

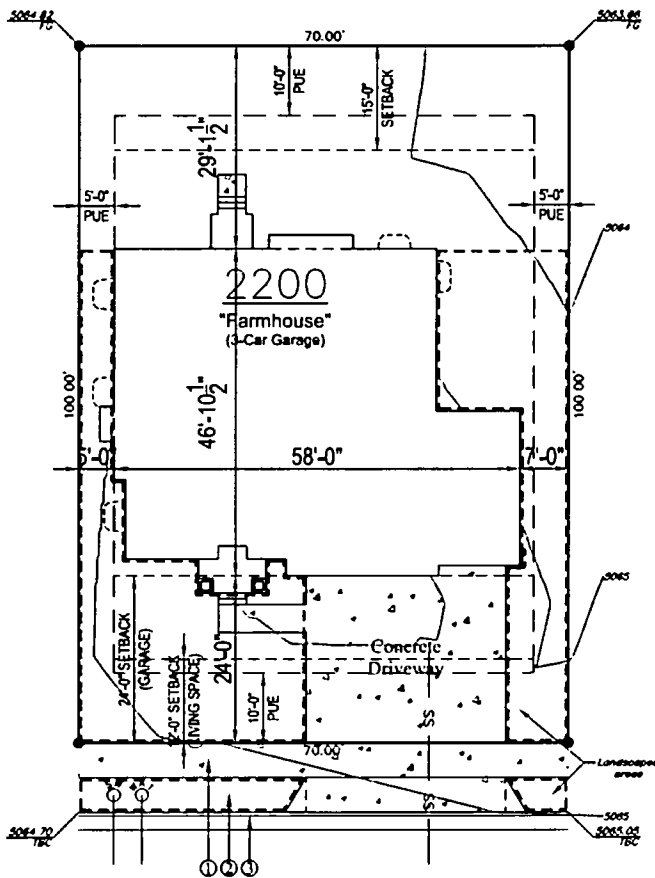
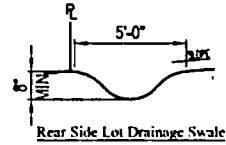
¹ See UTAH CODE ANN. § 54-3-27(1)(b) (2009).

Exhibit A

Any utilities shown are based upon the best information available & are subject to change.
Ivory Homes assumes no liability for any utilities shown (or not shown).

Ivory Homes will provide sufficient grading around the foundation to allow water to drain away from the home. It is the home buyer's responsibility to maintain this drainage away from the home when grading for finished landscape. Home buyer must take extra care when installing landscaping or structures in order to avoid impairing the lot drainage of neighboring lots. Elevations of the home will be determined solely at the discretion of Ivory Homes based upon utilities, grade, neighboring homes & site conditions.

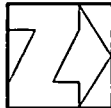
1. Provide landscaping at front (including parkstrip) and side yards to back line of home on all interior lots.
2. Provide landscaping at front (including parkstrip) and side yards to rear property line on corner lots and back line of home on opposite side.
3. Provide one (1) tree for every 30 linear feet of lot frontage at parkstrip.



For: AVAILABLE HOME Drawn By: Andrew

1. Sidewalk
2. Parkstrip
3. Curb / Gutter

Red Sunset Lane



Lot 701 Hidden Oaks
12938 S Red Sunset Lane
Herriman, Utah
7,000 Square Feet

SITE PLAN

SCALE: 1"=20'

Initial _____, Date _____

Initial _____, Date _____

Subject to any changes necessary made at the discretion of Ivory Homes