

Return to: Simmons & Wiberg Investment Company.
Layton, Utah

BOOK 614 PAGE 136
EASEMENT FOR CONSTRUCTION AND MAINTENANCE
OF SEWER LINE

JOSEPH FLOYD HILL and ROZELLA H. HILL, husband and wife, ALBERT L. TEACHMAN and THERESA N. TEACHMAN, husband and wife, GRACE M. BROWN, a woman, and ALVIN L. BATCHELOR and BESSIE A. BATCHELOR, husband and wife, and AURELIA K. BATCHELOR, Grantors, all of Weber County, Utah hereby bargain, sell and convey to Simmons & Wiberg Investment Corporation, Grantee, of Weber County, Utah, a temporary easement and right of way twenty feet in width and a permanent easement and right of way ten feet in width, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may see fit, and construct, maintain, and repair underground sewer lines and mains for the purpose of conveying sewage for serving the houses to be constructed within Ron-Clare Village, a subdivision of the City of Ogden, County of Weber, State of Utah, over, across, through and under the lands hereinafter described, together with the right to excavate and refill ditches and trenches for the location of said pipelines or mains, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said pipeline or mains.

The land affected by the grant of this easement and right of way is located in Weber County, State of Utah. A strip of land twenty feet in width temporary easement, and a strip of land ten feet in width permanent easement, the center line of which is described as follows:

Beginning at a point on the West line of Ron-Clare Village and 10 feet South of the center line of 900 North Street, said point being also South 1363.20' and East 721.10' from the Northwest corner of Section 9, Township 6 North, Range 1 West, Salt Lake Meridian: Running thence North 84°-05' West 276 feet; thence North 89°-29'-30" West 1058 feet to the East line of Washington Boulevard.

To have and to hold said easements and right of ways unto Simmons & Wiberg Investment Corporation, a Utah Corporation, and unto its successors and assigns forever and against lawful claims and demands. This grant and easement shall at all times be deemed to be a continuous covenant running with the land and shall be binding upon and in favor of the successors and assigns of the respective parties hereto.

The Grantees agree to construct and install said sewer line in accordance with the requirements of all governmental authorities having jurisdiction and, upon the construction thereof, to grade, repair and replace the surface of the ground disturbed by said construction to its original state, subject to reasonable wear and tear from said construction, all at no cost to the Grantors.

IN WITNESS WHEREOF we have hereunto set our hands and seal this
6th day of January, 1959.

Alvin L. Batchelor

Bessie A. Batchelor

WITNESS:

Everett A. McGhie

Grace M. Brown

Joseph Floyd Hill

Rozella H. Hill

Albert Teachman

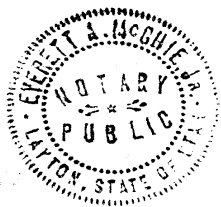
Theresa N. Teachman

Aurelia K. Batchelor

STATE OF UTAH)

County of Davis) ss.

On the 6th day of January, 1959 A. D., personally appeared before me JOSEPH FLOYD HILL and ROZELLA H. HILL, husband and wife, a/k/a Albert Teachman ALBERT L. TEACHMAN and THERESA N. TEACHMAN, husband and wife, GRACE and Bessie A. Batchelor, his wife, M. BROWN, a woman, ALVIN L. BATCHELOR and AURELIA K. BATCHELOR, signers of the within instrument, who duly acknowledged to me that they executed the same.



Everett A. McGhie
NOTARY PUBLIC
Residing at Layton, Utah
My Commission Expires 12/28/60

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STATE OF UTAH) ss
COUNTY OF WEBER)
FILED AND RECORDED FOR
Security Title Co
JUN 8 9 21 AM '59
IN BOOK 614 OF RECORD
PAGE 136-137
RUTH EAMES OLSEN
COUNTY RECORDER

Ruth Eames Olsen