

WHEN RECORDED, RETURN TO:  
Pleasant View City  
Attn: Laurie Hellstrom  
520 W Elberta Drive  
Pleasant View, UT 84414



\*W3161996\*

EH 3161996 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
18-JUN-21 9:32 AM FEE \$1.00 DEP DC  
REC FOR: PLEASANT VIEW CITY

### SEWER EASEMENT

(affecting Weber County Parcels # 19-016-0160, 19-016-0026, 19-016-0087, 19-125-0001)

MHP #1, LLC ("Grantor"), for itself and for its successors and assigns, does hereby grant and convey to Pleasant View City, a municipal corporation of the State of Utah ("Grantee"), its successors and assigns, for sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid this day by Grantee to Grantor, the following described real property interest:

A permanent, non-exclusive easement (the "Sewer Easement") over, under, along, across, and upon Grantor's Property, solely for the lawful installation, maintenance, operation, repair, replacement, and use of a sanitary sewer line. The easement area is depicted on Exhibit A and described in Exhibit B, both attached hereto.

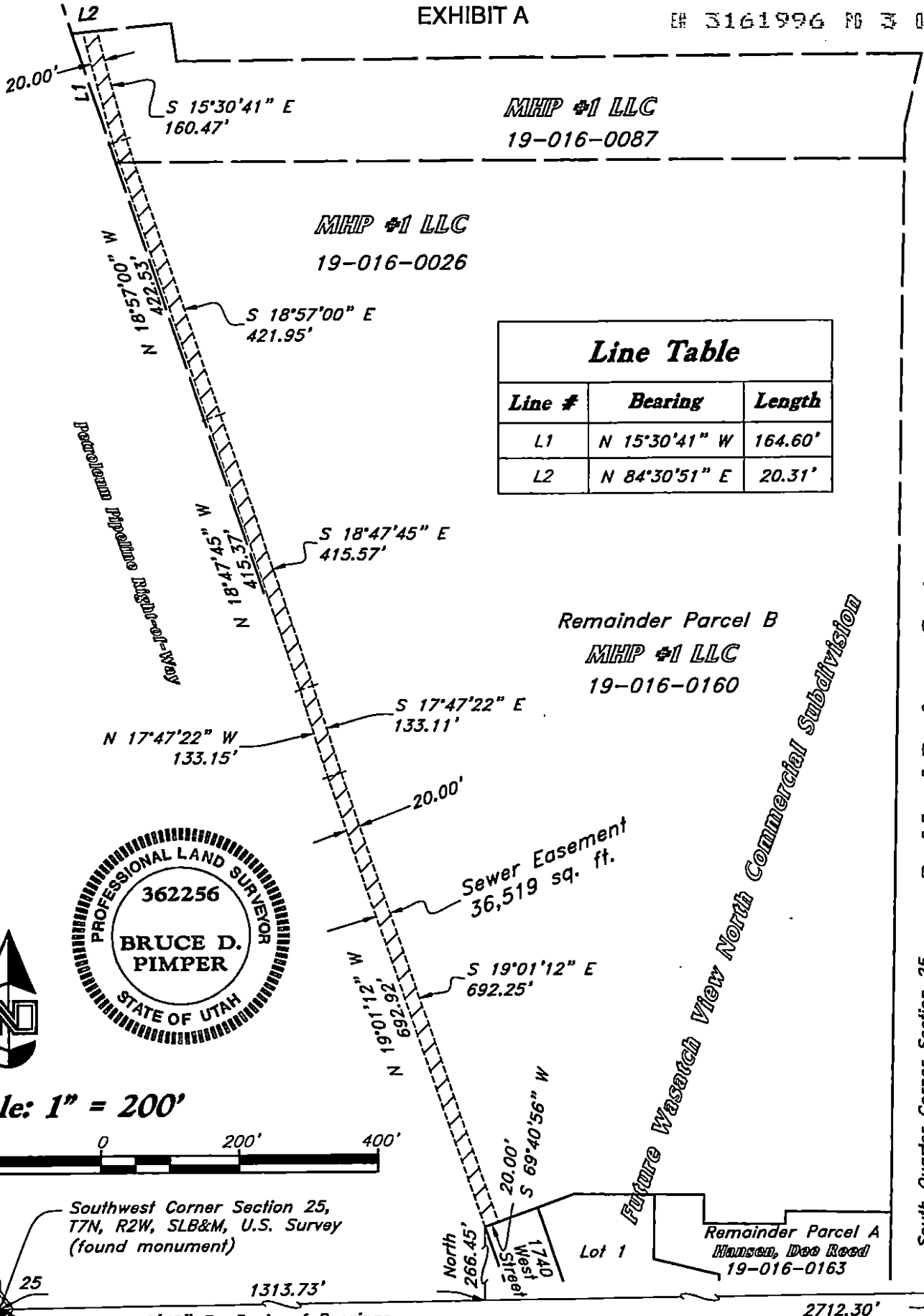
**Non-Exclusive Use.** All right, title and interest in and to any easement area under this Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any woody vegetation, trees, buildings, wall, or other permanent structures within the easement which may cause damage to or interfere with the Grantee's use of this easement.

**Term of Easement.** The Sewer Easement shall commence on the execution date of this easement and shall run with the land and continue in full force and effect in perpetuity.

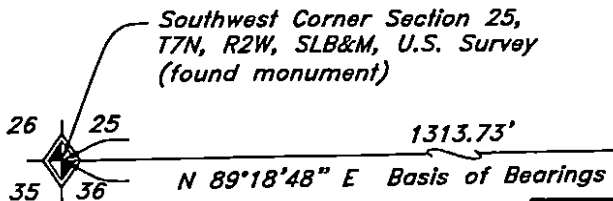
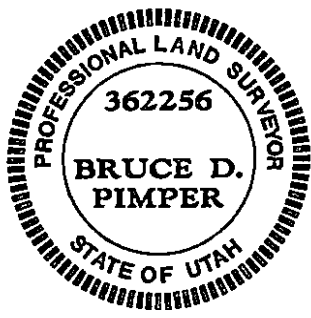
**Protection and Restoration of Existing Improvements.** Grantee shall protect in place all existing improvements on subject property where possible. Where Grantee's use, as defined in this document, will be cause for disturbing existing improvements, Grantee shall restore improvements to a condition equal to pre-disturbance. . Within the easement, such improvements are limited to concrete flatwork, asphalt, and fence, and landscaping.

**Maintenance of Easement.** Grantee may maintain easement free and clear of any woody vegetation that may cause harm to the sanitary sewer line and appurtenances, including removal of any trees whose roots may interfere with the use of the sewer line.





Line Table		
Line #	Bearing	Length
L1	N 15°30'41" W	164.60'
L2	N 84°30'51" E	20.31'



Parkland Business Center  
Subdivision - Phase 1

South Quarter Corner Section 25,  
T7N, R2W, SLB&M, U.S. Survey  
(found monument)



Wasatch Pleasant View Sewer Easement	Designed By: DH	Drafted By: AR
<b>Wasatch View</b> 1700 West 2700 North Pleasant View, Utah	Sheet No.	Client Name: Doe Hanson
		14-167exsewer
		<b>22 Apr, 2021</b>



**EXHIBIT B****Wasatch View North Commercial Subdivision  
Sewer Easement****April 22, 2021**

A part of the Southwest Quarter of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the point of Intersection of the Grantor's Westerly Line and the Northerly Line of 1740 West Street as Conveyed to Pleasant View City per Entry No. 3026070 of Official Records, said point is located 1313.73 feet North 89°18'48" East along the South Line of said Section 25; and 266.45 feet North from a Brass Cap Monument found marking the Southwest Corner of said Section 25; and running thence North 19°01'12" West 692.92 feet along said Westerly Line; thence North 17°47'22" West 133.15 feet; thence North 18°47'45" West 415.37 feet; thence North 18°57'00" West 422.53 feet; thence North 15°30'41" West 164.60 feet to the Grantor's Northerly Line; thence North 84°30'51" East 20.31 feet along said Northerly Line; thence South 15°30'41" East 160.47 feet; thence South 18°57'00" East 421.95 feet; thence South 18°47'45" East 415.57 feet; thence South 17°47'22" East 133.11 feet; thence South 19°01'12" East 692.25 feet to said Northerly Line of 1740 West Street; thence South 69°40'56" West 20.00 feet along said Northerly Line to the point of beginning.

**Contains 36,519 sq. ft.**