

AFTER RECORDATION PLEASE RETURN TO:
HEBER CITY CORPORATION
75 NORTH MAIN STREET
HEBER CITY, UT 84032

GRANT OF RIGHT-OF-WAY EASEMENT TO HEBER CITY

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Property Owner, KMAM Real Estate, as GRANTOR(S) hereby grant to HEBER CITY, a municipal corporation situated in Wasatch County, the State of Utah, as CITY, a permanent easement of right-of-way twenty (20) feet in width for the purpose of laying underground sewer lines and laterals, sewer manholes, and other related appurtenant underground and surface structures, hereinafter referred to as "said facilities," together with the right to construct, operate, maintain, repair and replace said facilities, and the right of ingress and egress for such purposes at any time. Said easement is described as follows:

(See Attached Exhibit 'A' for Legal Description & Location Map)

GRANTOR may use said land for parking and driveway uses, and to the extent of such use may surface or pave the area, subject only to the restrictions as to changes in existing ground elevations set forth below.

GRANTOR waives any right to compel CITY to grade, surface, or otherwise improve or maintain said easement area.

GRANTOR shall not increase or decrease or permit to be increased or decreased the ground elevations of said easement existing at the time this document is executed, nor construct or permit to be constructed any permanent building, structures, improvements, landscaping, or other encroachment upon said easement, without the express written consent in advance of the CITY.

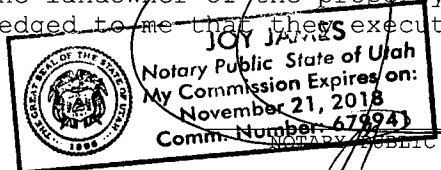
CITY may remove from the easement any building, structure, improvement or other encroachments thereon conflicting, interfering or inconsistent with its use for the purposes hereby granted. CITY shall have the right to install its own locks in all fences and gates which now cross or may hereafter be permitted to cross said easement, as well as provide a drivable surface over said easement to facilitate access. Fences permitted and constructed around or through the easement shall contain a 12-foot wide gate for CITY access.

GRANTOR: Cedney Hammer
Cedney Hammer
(Printed Name / Title)

Date: 7-13-18

STATE OF Utah)
COUNTY OF Salt Lake) ss.

On the 13 day of July, 2018, personally appeared before me Joy James, the landowner of the property described in the attached Exhibit A and duly acknowledged to me that they executed the same.


JOY JAMES
Notary Public State of Utah
My Commission Expires on:
November 21, 2018
Comm. Number: 47894

SEWER LINE EASEMENT DESCRIPTION

A 20.00 FOOT WIDE PERMANENT AND PERPETUAL SEWER LINE EASEMENT, 10.00 FEET ON EACH SIDE OF CENTERLINE, UPON A PORTION OF WASATCH COUNTY PARCEL NUMBERS 00-004-6214, 00-004-6180, 00-0004-6149, 00-0004-6156, 00-0004-6164 AND 00-0004-6172, PART OF LOT 2 AND 3 OF BLOCK 54, PLAT OF HEBER TOWN, AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, UTAH. SAID CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, THENCE SOUTH 89°04'53" EAST 454.37 FEET ALONG THE NORTH LINE OF SAID SECTION 5, THENCE SOUTH 991.12 FEET TO A POINT ON THE SOUTH LINE OF 200 SOUTH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 00°35'49" EAST 397.40 FEET TO A POINT ON THE NORTH LINE OF 300 SOUTH STREET AND THE POINT OF TERMINATION. SAID POINT OF TERMINATION BEING SOUTH 74°57'41" WEST 5049.72 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 5.

CONTAINS: 7948 S.F / 0.18 AC +/-

ACCOMMODATION RECORDING ONLY

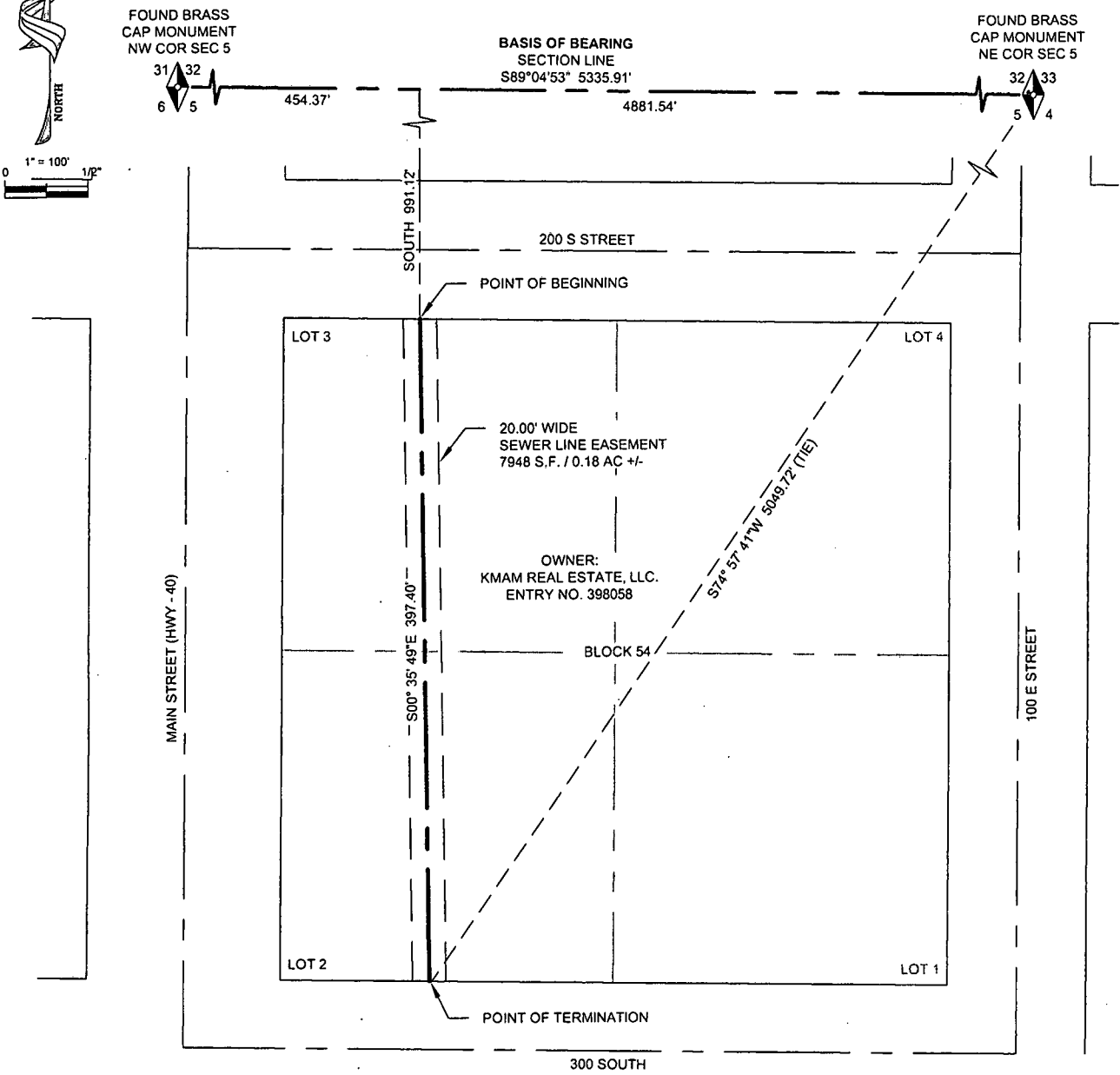
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. First American Title Insurance Company makes no representation as to the condition of title and hereby expressly disclaims any responsibility or liability for the content, validity, accuracy, sufficiency, or effects of the document.

SEWER LINE EASEMENT

Ent 454645 Bk 1230Pg 242

LOCATED IN :
LOTS 2 AND 3, BLOCK 54 PLAT OF HEBER TOWN, NW1/4 SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

EXHIBIT



NOTE
 INDIVIDUAL WASATCH COUNTY PARCEL
 NUMBERS NOT DEPICTED ON THIS EXHIBIT.

LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	-----
PROPERTY LINE	-----
CENTERLINE EASEMENT LINE	-----

N:\PROJECTS\KARL MALONE (HEBER)\DWG\SHEETS\SEWER LIEN EASE.DWG

3341 South 4000 West
 West Valley, Utah 84120
 (801)955-6605
 50 East 100 South
 Heber City, Utah 84032
 (435)654-6600

PROJECT NAME:	SEWER LINE EASEMENT	
PROJECT LOCATION:	HEBER CITY, WASATCH COUNTY, UTAH	

SCALES		
HORIZ: 1" = 100'	<p>BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.</p>	
DRAWN: JD	DESIGNER: JD	PROJECT # 17SM2899
REVIEWED: PC	DATE: 08/09/2018	SHEET: 1 of 1