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EASEMENT

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03 NOVEMBER 88 10:49 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
GUARDIAN TITLE
REC BY: REBECCA GRAY , DEPUTY

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTORS hereby grant, convey, sell, and set over unto Peter Coats (Oak Grove Subdivision), hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called FACILITIES, said right-of-way and easement being situated in Salt Lake County, State of Utah over and through a parcel of the GRANTORS' land lying within a strip twenty (20) feet wide, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point N 00° 26' 35" W 545.08 feet along the section line and N 89° 53' 47" W 474.214 feet and North 68.534 feet from the Southeast Corner of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence S 72° 22' W 185.0 feet along the northerly boundary of Lot 10 of Oak Grove at Hidden Valley Subdivision and a projection thereof; thence N 48° W 68.0 feet more or less to an existing sanitary sewer line.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as such facility shall be maintained, with the right of ingress and egress in said GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. During construction periods, GRANTEE and its agents may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said facilities. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the facilities or with the discharge and conveyance of sewage through said facilities, or any other rights granted to the GRANTEE hereunder.

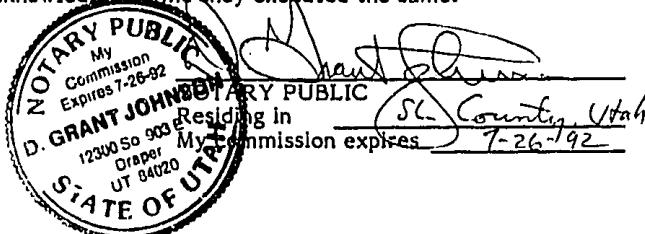
GRANTORS shall not build or construct or permit to be built or constructed any building or other improvement over or across said right-of-way nor change the contour thereof without written consent of the GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and
easement, this 1 day of Oct., 1988.

Draper Trigabong Co. Inc.
Malayor, Pres.

STATE OF UTAH)
COUNTY OF SALT LAKE)
: ss.

On the 1 day of Oct, 1980, personally appeared before me Noel J. Sniss, the signers of the above instrument, who duly acknowledged to me they executed the same.



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