

90

5008246
03 JANUARY 91 11:20 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
REC BY: REBECCA GRAY , DEPUTY

5008246

GRANT OF EASEMENT

This Grant of Easement is made and executed this 29th day of December, 1990, by PATRICIA BROCKBANK, as Grantor to RODERICK BROCKBANK, as Grantee.

WHEREAS, Grantor is the owner of all of Lot 1531, MT. OLYMPUS HILLS NO. 15 SUBDIVISION.

WHEREAS, Grantee is the owner of all of Lot 1533, MT. OLYMPUS HILLS NO. 15 SUBDIVISION (hereinafter the Grantee's property).

WHEREAS, Grantee desires to acquire an easement, and right-of-way for storm drain purposes, ingress and egress, and for utility access over and across a portion of the Grantor's property and the Grantor is willing to grant such an easement and right-of-way.

THEREFORE, in consideration of the sum of ten dollars and other good and valuable consideration paid to the Grantor by the Grantee, the Grantor agrees as follows:

f-12295

1. The Grantor hereby grants and conveys to the Grantee a perpetual, non-exclusive easement and right-of-way with full and free right of entry for the Grantees, their tenants, servants, visitors, invitees, and licensees at all times hereafter with or without vehicles for the purpose of providing ingress and egress to Thousand Oaks Circle for the benefit of the Grantee's Property. The easement and right-of-way granted in this paragraph shall be over and across that portion of the Grantor's real property that is described on the attached Exhibit "A" which is by this reference incorporated herein.

2. The Grantor hereby grants and conveys to the Grantee a perpetual, non-exclusive easement for the collection and drainage of the storm water runoff generated by the Grantee's property into the storm drain located within Thousand Oaks Circle. The easement granted in this paragraph shall be over and across that portion of the Grantor's real property that is described on the attached Exhibit "A".

3. That Grantor hereby grants and conveys to the Grantee a perpetual, non-exclusive easement for the purpose of placing sewer, water and other utility lines providing services to the Grantee's Property originating from Thousand Oaks Circle. The easement granted in this paragraph shall be over and across that portion of the Grantor's real property that is described on the attached Exhibit "A". The easement granted by this paragraph shall also be over and across a ten (10) foot wide strip of the Grantor's property that runs along and is contiguous with the South line of the easement property described on the attached Exhibit "A".

4. The easements, conveyed and granted to the Grantee herein shall include the right to enter upon the easement property for the construction, installation, maintenance, repair and/or replacement of the roadway, the storm drainage system and the utility lines necessary to provide access, storm drainage and utility services to the Grantee's Property.

5. The easements granted herein shall be appurtenant to and shall run with the title to the Grantee's Property.
Continued.

BK6280fc1122

EXHIBIT "A"

BEGINNING at a point on the West line of Lot 1531, said point being North 11° 00' 00" West 349.331 feet along said West line from the Southwest corner of said Lot 1531, MT. OLYMPUS HILLS NO. 15 SUBDIVISION, as recorded in the Salt Lake County Recorders Office; and running thence North 11° 00' 00" West 20.431 feet along said West line; thence North 67° 13' 01" East 26.579 feet; thence Northeasterly 46.534 feet along the arc of a 35.000 foot radius curve to the left, (center bears North 22° 46' 59" West and long chord bears North 29° 07' 41" East 43.182 feet, to the North lot line of said Lot 1531, being on the South line of Thousand Oaks Circle; thence Northeasterly 29.000 feet along the arc of a 410.724 foot radius curve to the left, (center bears North 18° 32' 01" West and long chord bears North 69° 26' 37" East 28.994 feet; along said line of Thousand Oaks Circle; thence Southwesterly 74.045 feet along the arc of a 50.000 foot radius curve to the right; (center bears South 72° 22' 02" West and long chord bears South 24° 47' 31" West 67.462 feet); thence South 67° 13' 01" West 43.911 feet to the point of BEGINNING.