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

Ent 502865 Bk 1362 Pt 1797-1799
Date: 29-JUN-2021 9:16:03AM
Fee: \$40.00 Check Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: IVORY LAND CORPORATION

GRANT OF RIGHT-OF-WAY EASEMENT TO HEBER CITY

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Property Owner **Tropy (and Composition)**, as GRANTOR(S) hereby grant to HEBER CITY, a municipal corporation situated in Wasatch County, the State of Utah, as CITY, a permanent easement and right-of-way for the purpose of accessing, constructing, operating, and maintaining public roadway facilities including public access and Heber City Utilities in the easement granted herein. Said easement is described as follows:

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

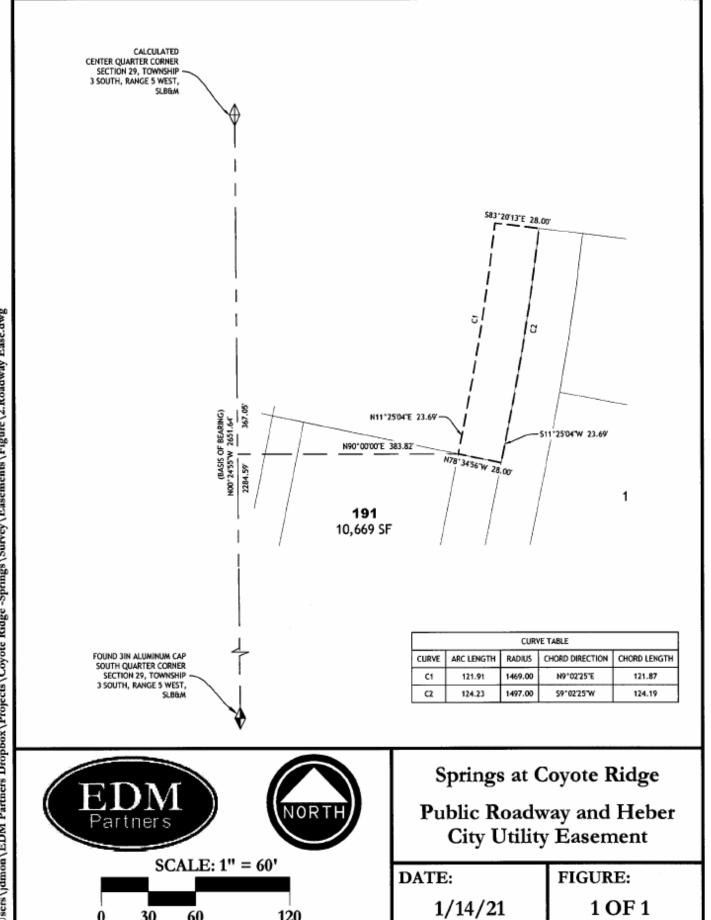
GRANTOR hereby grants to CITY a perpetual right of public access and ingress and egress to and from and along said right-of-way with the right to operate, maintain, repair, replace, augment and/or remove the public facilities as deemed necessary; also the right to trim, clear or remove, at any time from said right-of-way any tree, brush, structure or obstruction of any character whatsoever, which in the sole judgment of CITY may endanger the safety of or interfere with the operation of CITY's facilities. The Grantor and its successors in interest hereby forever relinquish the right to construct any improvement, structure, change in topography, or landscaping which would interfere with the operation, replacement or repair of the public roadway and Heber City utilities constructed and maintained under the provisions of this easement, without the express written consent in advance of the CITY. Any improvements erected within this easement without written consent will be removed at the current lot owner's expense.

GRANTOR agrees on its own behalf, and on behalf of its successors in interest, that it will indemnify and hold harmless CITY for any damages to the property which result from maintenance and repair operations by CITY of its facilities within the easement.

GRANTOR may use said land as a driveway and parking, and to the extent of such use, may surface or pave the area, subject to the restrictions as to changes in existing topography set forth above.

CITY shall have the right to transfer and assign all or a portion of this easement to its successor in interest, or to any other political subdivision or public utility for use of the above stated purpose.

GRANTOR: 16 5/21 Date: 6/21/21
(Printed Name) IVORY LAND CORPORATION
STATE OF
COUNTY OF SACT LIKE
On the 21st day of June , 2021, personally appeared before me
attached Exhibit A and duly acknowledged to me that they executed the same.
RUSSELL B POULSEN Notary Public - State of Utah Comm. No. 696172 My Commission Expires on Aug 18, 2021 NOTARY PUBLIC



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EXHIBIT A PUBLIC ROADWAY AND HEBER CITY UTILITY EASEMENT DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT IN THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT BEING N00°24'55"W 2284.59 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND N90°00'00"E 383.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N11°25'04"E 23.69 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1469.00 FEET, A DISTANCE OF 121.91 FEET, A CHORD DIRECTION OF N09°02'25"E AND A CHORD DISTANCE OF 121.87 FEET; THENCE S83°20'13"E 28.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1497.00 FEET, A DISTANCE OF 124.23 FEET, A CHORD DIRECTION OF S09°02'25"W AND A CHORD DISTANCE OF 124.19 FEET; THENCE S11°25'04"W 23.69 FEET; THENCE N78°34'56"W 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,109 SQUARE FEET OR 0.09 ACRES IN AREA

21-4365