

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

Ent 502867 Bk 1362 Pg 1803-1805
Date: 29-JUN-2021 9:17:34AM
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 Ivory Land Corporation 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 water lines and CITY facilities including utilities and related infrastructure 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 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 water lines and CITY facilities and related infrastructure 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:

Kevin Anglesey

Date: 6/21/21

Kevin Anglesey

(Printed Name)

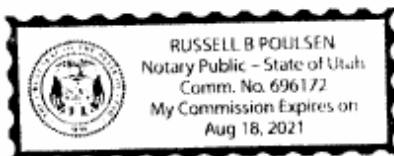
IVORY LAND CORPORATION

STATE OF UT)

COUNTY OF SALT LAKE)

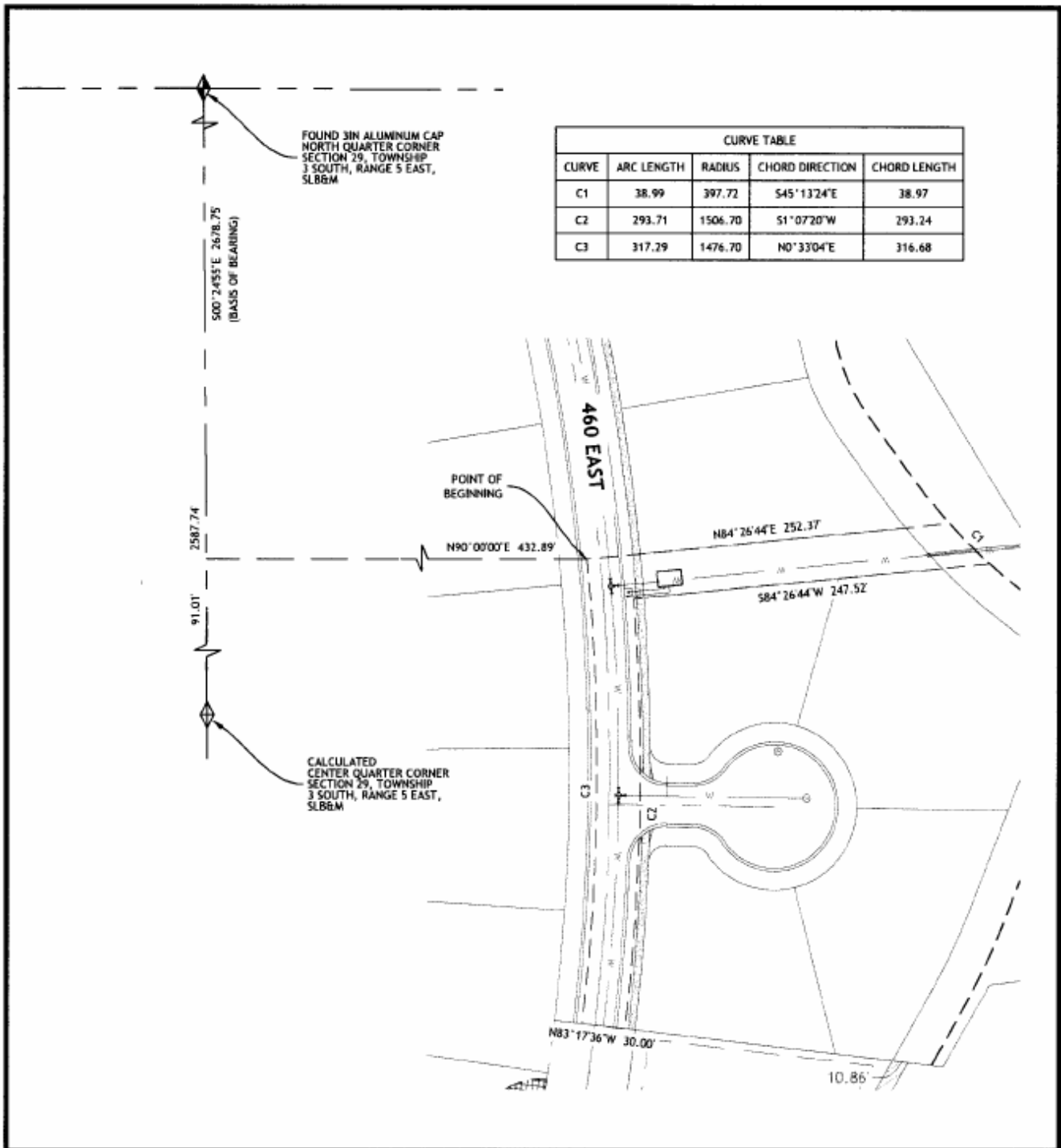
ss.

On the 21ST day of JUNE, 2021, personally appeared before me KEVIN ANGLESEY, the landowner of the property described in the attached Exhibit A and duly acknowledged to me that they executed the same.

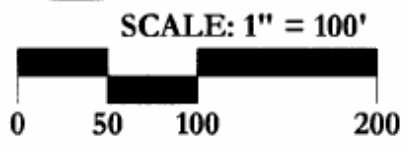


R. B. Poulsen
NOTARY PUBLIC

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CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	38.99	397.72	S45° 13'24"E	38.97
C2	293.71	1506.70	S1° 07'20"W	293.24
C3	317.29	1476.70	N0° 33'04"E	316.68



**Coyote Ridge
Water Line
Easement**

DATE:
02/26/21

FIGURE:
1 OF 1

EXHIBIT A
WATER LINE
EASEMENT DESCRIPTION

THAT PORTION OF THE EAST HALF 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 EAST HALF OF SAID SECTION 29, SAID POINT BEING $S00^{\circ}24'55''E$ 2587.74 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER AND $N90^{\circ}00'00''E$ 432.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE $N84^{\circ}26'44''E$ 252.37 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 397.72 FEET, A DISTANCE OF 38.99 FEET, A CHORD DIRECTION OF $S45^{\circ}13'24''E$ AND A CHORD DISTANCE OF 38.97 FEET; THENCE $S84^{\circ}26'44''W$ 247.52 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1506.70 FEET, A DISTANCE OF 293.71 FEET, A CHORD DIRECTION OF $S01^{\circ}07'20''W$ AND A CHORD DISTANCE OF 293.24 FEET; $N83^{\circ}17'36''W$ 30.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1476.70 FEET, A DISTANCE OF 317.29 FEET, A CHORD DIRECTION OF $N00^{\circ}33'04''E$ AND A CHORD DISTANCE OF 316.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.38 ACRES IN AREA

21-4365