

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

Ent 535385 Bk 1450 Pg 11-13
Date: 09-AUG-2023 4:47:35PM
Fee: \$40.00 Check Filed By: KM
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: VALLEY HILLS LLC

GRANT OF RIGHT-OF-WAY EASEMENT TO HEBER CITY

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Property Owner Valley Hills, LLC, 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 facilities 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 facilities 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. CITY will make reasonable efforts to restore the ground surface of the property within the easement to a safe condition following any maintenance or repair operations, but final surface hardscape or landscape restoration will be the responsibility of the GRANTOR.

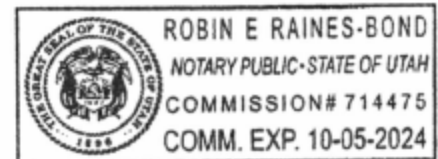
GRANTOR may use said land as a driveway and parking, and to the extent of such use, may surface or pave the area, subject to the restrictions as to changes in existing topography set forth above.

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: Valley Hills, LLC
By: Robert D. Heywood
ROBERT D. HEYWOOD, MANAGER
(Printed Name)

Date: 7/17/23

STATE OF Utah)
COUNTY OF Wasatch : ss.



On the 17th day of July, 2018, personally appeared before me Robert D. Heywood, the landowner of the property described in the attached Exhibit A and duly acknowledged to me that they executed the same.

Robin E. Raines-Bond
NOTARY PUBLIC

EXHIBIT A

Ent 535385 Bk 1450 Pg 12

Parcel # 21-2303

WATER LINE EASEMENT DESCRIPTION

A part of the Northwest Quart of Section 32, Township 3 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point 2363.87 feet North 89°31'15" East and 1482.51 feet South 00°28'45" East from the Northeast Corner of Section 32, Township 5 South, Range 5 East, Salt Lake Base & Meridian U.S. Survey; and running thence South 18.66 feet; thence North 89°59'16" West 50.54 feet; thence South 00°01'12" East 181.42 feet; thence South 89°59'35" East 34.03 feet; thence South 20.00 feet; thence South 89°54'19" West 16.44 feet; thence South 00°06'36" East 25.39 feet; thence South 89°51'15" West 73.41 feet; thence North 00°02'31" East 25.60 feet; thence North 89°58'38" West 151.98 feet; thence South 00°00'45" East 163.75 feet; thence North 89°59'14" West 13.75 feet; thence South 79.86 feet; thence West 20.00 feet; thence North 79.87 feet; thence North 89°59'14" West 105.28 feet; thence South 123.29 feet; thence North 88°54'15" West 116.99 feet; thence North 01°05'51" East 20.00 feet; thence South 88°54'15" East 96.60 feet; thence North 102.91 feet; thence North 89°59'14" West 17.68 feet; thence North 46.57 feet; thence East 20.00 feet; thence South 26.56 feet; thence South 89°58'58" East 136.71 feet; thence North 00°00'45" West 163.75 feet; thence South 89°58'47" East 8.64 feet; thence North 00°02'56" West 45.10 feet; thence North 22°41'51" East 26.52 feet; thence South 67°18'09" East 20.00 feet; thence South 22°41'51" West 22.49 feet; thence South 00°02'56" East 41.10 feet; thence South 89°59'05" East 179.04 feet; thence North 00°06'33" East 149.20 feet; thence South 89°41'10" West 6.42 feet; thence North 00°11'36" West 52.37 feet; thence South 88°54'09" East 76.86 feet to the Point of Beginning.

Contains: 26,698 S.F.

Also,

Beginning at a point 1816.79 feet North 89°31'15" East and 1583.83 feet South 00°28'45" East from the Northeast Corner of Section 32, Township 5 South, Range 5 East, Salt Lake Base & Meridian U.S. Survey; and running thence South 89°51'30" East 14.46 feet; thence South 00°08'30" West 20.00 feet; thence North 89°51'30" West 14.79 feet; thence North 01°05'51" East 20.00 feet to the Point of Beginning.

Contains: 293 S.F.

