

When recorded please return to:
Park City Municipal Corporation
Attn: City Engineer
PO Box 1480
Park City UT 84060

Fee Exempt per Utah Code
Annotated 1953 21-7-2

ENCROACHMENT PERMIT SNOWMELT SYSTEM IN CITY RIGHT-OF-WAY

THIS AGREEMENT is made by and between PARK CITY MUNICIPAL CORPORATION (City) and Kelly Cardon [Owner(s)] to set forth the terms and conditions under which the City will permit the Owner to build, maintain, and use certain improvements within the City property and right-of-way at 1268 Empire Ave. (street address), Park City, Utah. Subject to the following terms and conditions of this agreement, Owner shall have the right to construct and maintain snowmelt system and driveway within the City right-of-way of Empire Ave. (street name).

1. This encroachment agreement shall be appurtenant to the following described property: Lot 28 Block 18 Synders Addition (lot # and subdivision)
SA-193-A-1 Property

This agreement is not transferable to other property, but is freely transferable with the title to this lot. The license and conditions as stated in the agreement, are binding on the successors in title or interest of Owner(s). **Owner(s) shall attach a current title report as part of this application.**

2. The improvements permitted within the street right-of-way shall consist of driveway paving and a snowmelt system.

3. The City may, at some future date, elect to make improvements to Empire (street name) at this location and widen the streets to full width of the right-of-way and City property and/or to install utilities (or allow such installation by franchised utilities). To the extent that any improvements or utility work requires the removal, relocation, replacement, and/or destruction of the improvements the Owner(s) may have been using within the City property right-of-way, the Owner(s) waives any right to compensation for the loss of improvements and loss of the use of the street right-of-way and/or change in the grade and elevation of the street. This waiver of compensation, in the event the improvements are removed for any reason whatsoever in the sole determination of Park City, is the consideration given for the granting of this encroachment permit.

4. Prior to widening the street or installing utilities in a manner that will require the removal or relocation of the improvements, the City will endeavor to give the Owner(s) 24 (twenty-four) hours notice, in which time the Owner(s) shall make adjustments and remodel the driveway and/or snowmelt system necessary to accommodate the changes in the street width, utilities, and/or grade at the Owner(s) cost. Park City and its franchised utilities will attempt to save as much of the Owner(s) improvements as possible but in no way guarantees any salvage value whatsoever. The Owner(s) specifically acknowledge that this agreement contemplates the loss of any use of their snowmelt system.

5. No permanent right, title, or interest of any kind shall vest in the Owner(s) in the street right-of-way by virtue of this agreement. The property interest hereby created is a revocable license, and not an easement or other perpetual interest. No interest shall be perfected under the doctrines of adverse possession, prescription, or other similar doctrines of law based on adverse use, as the use hereby permitted is entirely permissive in nature.

00790200 Bk01815 Pg01205-01206

ALAN SPRIGGS, SUMMIT CO RECORDER
2008 SEP 07 10:20 AM FEE \$1.00 BY GGB
REQUEST: PARK CITY MUNICIPAL CORP

BK1815 PG1205

