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Alan Spriggs, Summit County Utah Recorder

10/07/2010 11:38:18 AM Fee \$16.00

By HIGHLAND TITLE

Electronically Recorded by Simplifile

WHEN RECORDED, MAIL TO:

(insert Owner name and address)

SNOW SHED EASEMENT AGREEMENT

Whereas, Jamie Thomas, ("Owner A") is the owner of certain real property located within Park City, Summit County, Utah, more particularly described as 1030 North K Ave (insert legal description of property); and

Whereas, Jamie Thomas, (A Owner B) is the owner of certain real property located within Park City, Summit County, Utah, more particularly described as 1034 North K Ave (insert legal description of property); and

Whereas, Owner A desires to utilize a portion of Owner B=s property for snow shed area;

Now therefore, for mutual consideration, the sufficiency and receipt of which is hereby acknowledged, Owner A and Owner B agree as follows:

1. **Easement.** Owner B grants to Owner A, a perpetual Easement for snow shed area on the property more particularly described as:

(Insert legal description of easement area.)

The Easement is for the purpose of storing snow shed from the roofs of structure(s) on Owner A=s respective property. The Easements shall not affect calculation of Floor Area Ratios on the respective lots.

2. **Binding on Successors.** This agreement is intended to run with the land and shall be binding on the successors and assigns of both parties.

3. **Termination/Modification.** This agreement may be modified or terminated only by the written agreement of both parties.


DATED this 7 day of October, 2003.

OWNER A


Print name: Jamie Thomas

THIS SNOW SHED EASEMENT AGREEMENT IS BEING GIVEN TO CORRECT THAT CERTAIN SNOW SHED EASEMENT AGREEMENT RECORDED MARCH 31, 2008 AS ENTRY NO. 840905 IN BOOK 1922 AT PAGE 145 OF THE OFFICIAL RECORDS.

OWNER B


Print name: Jamie Thomas

STATE OF Utah)
 : ss.
COUNTY OF Summit)

On the 7th day of Oct, ~~2003~~ ²⁰¹⁰, personally appeared before me Jamie Thomas (OWNER A), who did say that she/he is the owner of the above-described property, and that the foregoing Reciprocal Snow Shed Easement Agreement was signed and entered into on this date.

Notary Public 


STATE OF Utah)
 : ss.
COUNTY OF Summit)

On the 7th day of Oct, 2003, personally appeared before me Jamie Thomas (OWNER B), who did say that she/he is the owner of the above-described property, and that the foregoing Reciprocal Snow Shed Easement Agreement was signed and entered into on this date.

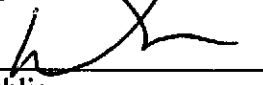

Notary Public 


Exhibit 'A'

Legal Description

LOT 1, THOMAS SUBDIVISION, according to the official plat thereof recorded July 21, 2004 as Entry No. 705283, on file and of record in the office of the Summit County Recorder.

Serial No. THOMAS-1

EXHIBIT "A"

Lot 25, Block 9, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

Serial No. SA-94