

WHEN RECORDED, MAIL TO:

Brent J. Giaque, Esq.  
VAN COTT, BAGLEY, CORNWALL  
& McCARTHY  
50 South Main Street, Suite 1600  
Salt Lake City, Utah 84144

REF \_\_\_\_\_  
TITLE INS. AGENCY  
JEP  
*Original in  
Jeppeline file*

JUN 23 12 59 PM '81  
KATH L. HEDMAN  
RECORDER  
SALT LAKE COUNTY,  
UTAH

3577869

EASEMENT AND RIGHT-OF-WAY

THIS NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY is made this 22<sup>nd</sup> day of JUN, 1981 by JOHN G. HEDMAN and JULIE HEDMAN, husband and wife, (hereinafter sometimes referred to as "Grantors") to POTOMAC CORPORATION, an Illinois corporation (hereinafter sometimes referred to as "Grantee").

In consideration of the sum of Ten Dollars (\$10.00) paid to Grantors by Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby grant, convey, transfer, and assign unto Grantee a perpetual non-exclusive easement and right-of-way (the "Easement and Right-of-Way") together with Grantors and any and all others now and hereafter entitled to use the same, over and across the following described parcel of real property (the "Subject Property") located in Salt Lake County, State of Utah:

Beginning at a point perpendicular to and 40.00 feet Northerly from the center line of South Union Avenue, said point also being South 1521.98 feet and West 683.68 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 66°14'47" West parallel to the Northerly right of way line of said South Union Avenue 66.31 feet; thence North 6°30'39" East along a fence line 132.19 feet thence South 80°09'06" East 74.57 feet; thence North 9°50'54" East 122.62 feet; thence South 71°59'14" East 162.63 feet; thence South 42°32' West 84.90 feet; thence South 47°28' East 75.00 feet; thence South 42°32' West 61.53 feet; thence North 72°19'55" West along a fence line 148.92 feet; thence South 9°50'54" West along a fence line 103.94 feet to the point of beginning.

For the purpose only of maintenance of an existing drainage basin, retaining walls, and associated improvements, and any replacements or improvements thereto necessary or convenient for the purpose of draining water from the following described parcel of real property situated in Salt Lake County, State of Utah:


Beginning at a point on the Southerly right of way line of North Union Avenue, said point being South 1156.45 feet and West 510.59 feet from the North Quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 18°00'46" West 133.00 feet; thence North 71°59'14" West 87.50 feet; thence South 9°50'54" West 122.62 feet; thence North 80°09'06" West 74.57 feet; thence North 6°30'39" East 55.02 feet; thence North 81°00' West 17.61 feet; thence North 10°53'16" East 125.48 feet to the Southerly right of way line of said North Union Avenue; thence South 71°59'14" East along said line 198.99 feet to the point of beginning.

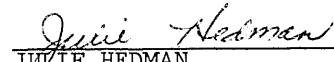
Together with all rights of ingress and egress over the Subject Property reasonably necessary or convenient for the full and complete use, occupation, and enjoyment of the Easement and Right-of-Way hereby granted for the purpose specified herein and all rights and privileges reasonably incident thereto, including the right to remove obstructions upon said parcel of real property which may injure or interfere with Grantee's reasonable use, occupation, or enjoyment of the Easement and Right-of-Way for the purpose specified herein.

BOOK 5263 PAGE 323

THIS EASEMENT AND RIGHT-OF-WAY shall be binding upon inure to the benefit of the successors and assigns of Grantors and Grantee.

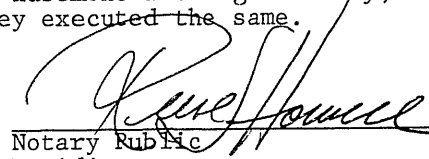
IN WITNESS WHEREOF, Grantors have executed this Easement and Right-of-Way on the day and year first above written.

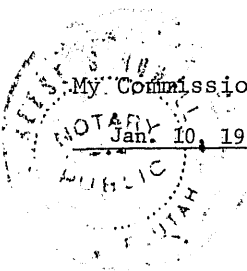
  
\_\_\_\_\_  
JOHN G. HEDMAN

  
\_\_\_\_\_  
JULIE HEDMAN

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On the 22nd day of June, 1981, personally appeared before me, JOHN G. HEDMAN and JULIE HEDMAN, husband and wife, Grantors in the foregoing Easement and Right-of-Way, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing at: Salt Lake City, Utah

My Commission Expires:  
Jan. 10, 1983  


BOOK 5263 PAGE 324