

78-3557-111

AGREEMENT AND GRANT OF EASEMENT

3-28-92 10 12 19

This AGREEMENT AND GRANT OF EASEMENT made this 9 day of ^{May}~~February~~, 1992,

by and between South Weber City, a municipality organized and existing under the laws of the State of Utah, its assigns and the following individual(s), hereinafter referred to as Grantors:

FERNELIUS, CARL V. AND LORNA D.

8 974396 BK 1500 PG 34
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1992 MAY 23 9:23 AM FEE .00 DEP MEC
REC'D FOR SOUTH WEBER CITY

RECITALS:

WHEREAS, South Weber City is in the process of developing and constructing a wastewater collection system (sewer) to serve the residents of South Weber City; and

WHEREAS, construction of the sewer system necessarily requires pipes being placed through various parcels of land within South Weber City; and

WHEREAS, Grantors own a parcel of land through which South Weber City's proposed sewer system will be constructed; and

WHEREAS, Grantors represent they are the owners of the parcel of land referred to herein located in Davis County, Utah and further described on Exhibit "1" hereto, and that Grantors are empowered to enter into this agreement; and

WHEREAS, Grantors consent to South Weber City's sewer system crossing their property and agree to grant South Weber City an easement to facilitate the crossing of Grantors' property to construct and maintain the sewer system under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the parties agree as follows:

1. **Grant of Permanent Easement.** Subject to the terms and conditions of this agreement, Grantors hereby grant and convey to South Weber City a 20-foot permanent easement and right-of-way for the installation, maintenance, repair or replacement of a sewer system pipeline through Grantors' property. A general description of Grantors' property

through which the easement shall run is contained in Exhibit "1" attached hereto. The centerline of the permanent easement along the course of the sewer pipeline is described in the attached Exhibit "2".

2. **Grant of Temporary Construction Easement.** Subject to the terms and conditions of this agreement, Grantors also hereby grant and convey to South Weber City a 35-foot wide temporary construction easement to allow South Weber City to install the sewer system through Grantors' property. The temporary construction easement shall overlap the permanent easement and extend an additional 15.0 feet to the side of the permanent easement as shown on Exhibit "2" and run the entire length of the permanent easement as it crosses Grantors' property. The temporary construction easement shall terminate upon completion of the original construction without the requirement of a recordable release.

3. **Immediate Occupancy.** Grantors hereby grant South Weber City immediate occupancy of the easement to begin construction of the sewer system.

4. **Temporary Access.** Grantors agree to allow South Weber City temporary access from the nearest public roadway to the easement, provided travel across Grantors' property would not adversely affect Grantors' property.

5. **Clearing and Grubbing.** Grantors agree to allow South Weber City to clear and grub the 35-foot temporary construction easement. It is agreed that tree stumps, roots and other debris will be removed from the property by South Weber City. South Weber City agrees to be totally responsible for disposing of all trees, stumps, roots and other debris removed from the Grantors' land unless Grantors' elect in writing to remove the debris themselves.

6. **No Permanent Structure.** Grantors agree not to place any permanent structure on the 20-foot permanent easement described herein and agree that South Weber City shall be

allowed to keep the easement clear of any trees and scrubs. It is agreed that South Weber City is not required to keep the easement clear of trees after installation but may do so if it chooses. Furthermore, South Weber City will not compensate Grantors for any removal of trees and scrubs within the easement in connection with maintenance, repair, and replacement of sewer pipeline.

E# 974396 BK 1500 PG 36

7. **Fencing and Livestock.** South Weber City agrees to be responsible for temporary fencing and for restoration of existing permanent fences damaged on Grantors' property during construction. Grantors agree to control all livestock during construction of the sewer system. Furthermore, Grantors agree to be responsible for any permanent fencing and control of livestock after construction is completed.

8. **Ground Restoration.** Upon completion of the sewer system pipeline, South Weber City shall backfill any trench and grade out the disturbed easement areas and return the area to the condition existing prior to construction, subject to the provisions of paragraph 6. South Weber City shall be responsible for a one year period after completion of the pipeline for any settlement of the trench and restore the trench area to a grade consistent with the existing surroundings.

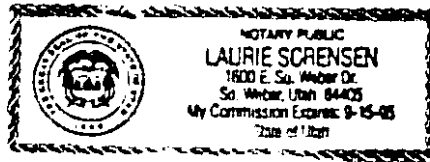
9. **Post Construction Maintenance.** After construction and in the event repair, maintenance or replacement is needed on the sewer system, South Weber City agrees to reasonably restore fences and the disturbed land to their condition prior to the required repair, maintenance or replacement.

10. **Additional Consideration.** As additional consideration for the granting of the

STATE OF UTAH)
)
) ss.
)
COUNTY OF DAVIS)

On the 9th day of August, 1992, personally appeared before me
Carol V. Sorenson & Freda M. Sorenson, the signer(s) of the above instrument, who
duly acknowledged to me that they executed the same.

Laurie Sorenson
NOTARY PUBLIC



STATE OF UTAH)
)
) ss.
)
COUNTY OF DAVIS)

On the _____ day of _____, 1992, personally appeared before me
_____, the signer(s) if the above instrument, who
duly acknowledged to me that he executed the same.

NOTARY PUBLIC

EXHIBIT "1"

Parcel 1

E# 974396 BK 1500 PG 39

BEG AT SW COR OF SE 1/4 OF NE 1/4 OF SEC 35-T5N-R1W SLM; TH E 798.4 FT M/L;
TH NW'LY 233.68 FT; TH W 722.04 FT; TH S 226.4 FT M/L TO BEG. CONT. 3.95
ACRES.

Parcel 2

BEG AT A PT WH IS N 25 FT FR THE SE COR OF NE 1/4 SEC 35-T5N-R1W SLM; TH
W 234 FT; TH N 175 FT; TH W 345 FT; TH NW'LY 54.78 FT M/L; TH E 597.96 FT; TH
S 226.4 FT TO POB. CONT. 1.634 ACRES.

