

A 10000

5859432
06/27/94 08:56 AM**NO FEE**
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SOLITUDE IMPROVEMENT DIST
REC BY: B GRAY DEPUTY - MP

WHEN RECORDED PLEASE MAIL TO GRANTEE:
Solitude Improvement District #88
P.O. Box 21350
Salt Lake City, Utah 84121-0350

GRANT OF EASEMENT

for

Construction and Maintenance of Sanitary Sewer Line

5859432

KNOW ALL MEN BY THESE PRESENTS that Robert F. Barnes (Grantor), does hereby grant, convey and warrant to the Solitude Improvement District, a public improvement district and to its successors and assigns (Grantee), of Salt Lake County, Utah, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a perpetual permanent easement and right-of-way appurtenant to and in, over, upon and across a portion of the real property described in Exhibit B attached hereto and incorporated herein by this reference in which Grantor has an ownership interest, said easement to be TEN (10) FEET in width, (Easement Property), the center line being the actual location of Grantee's sewer line as described in the plat map attached hereto as Exhibit A and incorporated herein by this reference. Grantee shall have the right to use the Easement Property to construct, bury, locate, operate, maintain, alter, repair, relocate, inspect, and remove any portion of Grantee's sewer system and related facilities (System). Grantee shall have the right of ingress and egress to and from the Easement Property across any real property owned by Grantor that is contiguous to the Easement Property, including adequate access for equipment necessary to perform installation, maintenance and repair of the System. After the System is in place, nothing shall be constructed on or over the top of said System without the prior written consent of Grantee. The easement and right-of-way granted herein shall terminate when the purposes for which they are granted no longer exist. Failure to insist on strict performance of any provision hereof shall not be construed as a waiver thereof, and any waiver of the provisions hereof must be in writing and signed by the party whose rights are waived. All provisions of this instrument, including the benefits and burdens, shall run with the land and shall inure to the benefit of the parties hereto, their legal representatives, heirs, successors and assigns. Any party who prevails in an action to enforce the terms hereof shall be entitled to reasonable attorney's fees and costs incurred in connection therewith.

SUBJECT TO the duty of Grantee to restore the existing surface to as close a natural state as possible under the circumstances, and otherwise perform obligations imposed upon it by contract or by law, and to repair any surface damage caused by Grantee's invasion or occupancy to service the easement or the sewer line and fixtures contained therein, at its expense and within a reasonable time, and in accordance with the standards established for the initial installation.

IN WITNESS WHEREOF, Grantor has executed this document on this 12 day of May, 1994.

Robert F. Barnes
Grantor - Robert F. Barnes

Grantor -

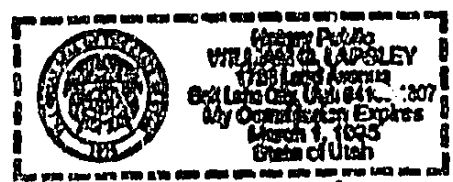
Address - 1416 Canterbury Drive

Address - Salt Lake City, Utah 84108

Address -

State of Utah)
) ss:
County of Salt Lake)

On the 12th day of May, 1994, personally appeared before me Robert F. Barnes, who being by me duly sworn, did say that he and/or she duly executed the foregoing instrument.



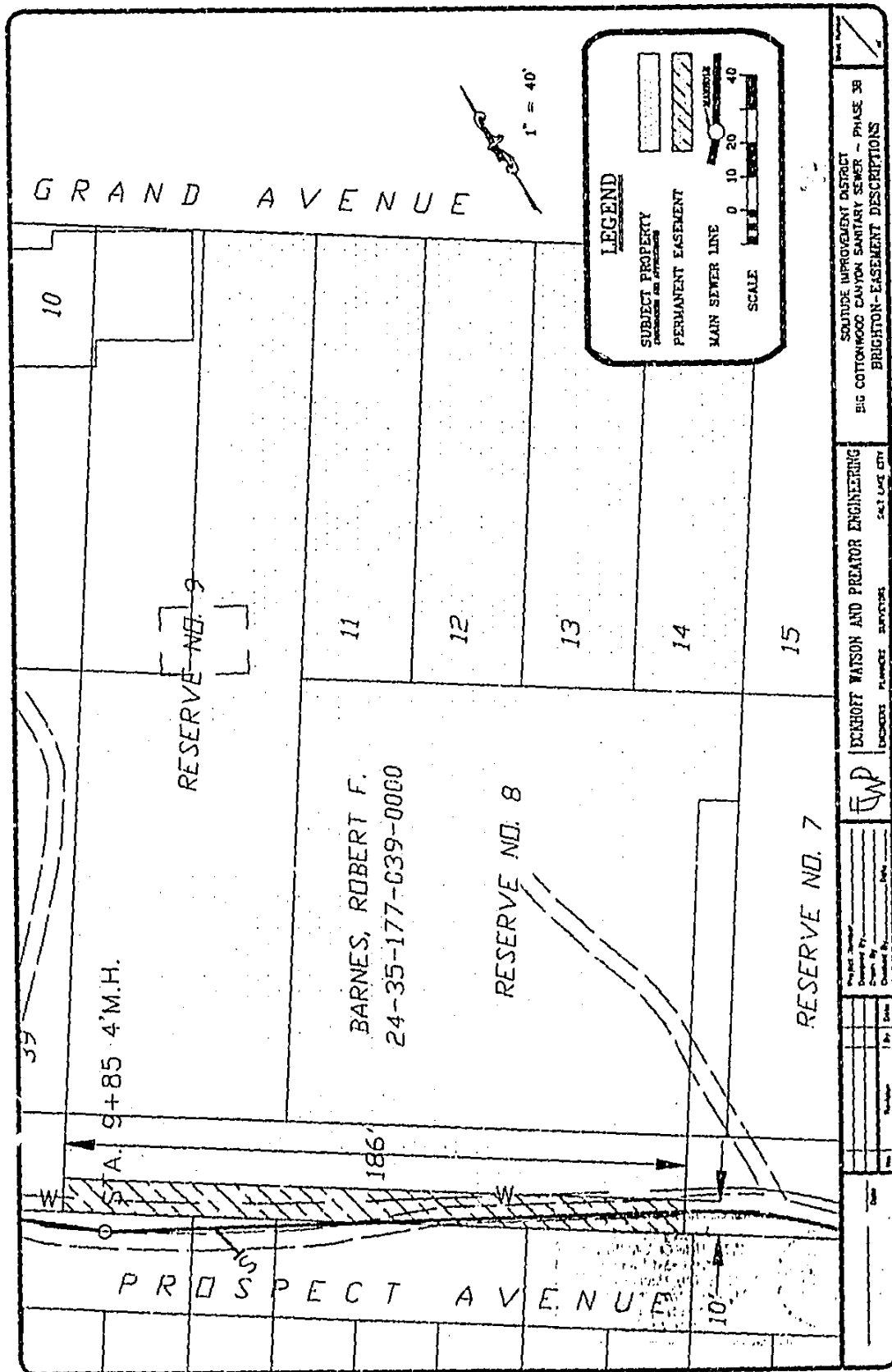
W. J. Lapley
Notary Public
Resides: Salt Lake City, Utah

Commission Expires: March 1, 1995
Property Tax Serial No. 24-35-177-039-0000
Property Location Area: Brighton - Prospect Street

CO. RECORDED

BK 6969 PG 0353

Exhibit A



SOUTHIDE IMPROVEMENT DISTRICT BIG COTTONWOOD CANYON SANITARY SEWER - PHASE 3B BRIGHTON-EASEMENT DESCRIPTIONS	
DEKHOFF WATSON AND PREATOR ENGINEERING 541 LANE CITY	EWP ENGINEER
Project Number: _____ Drawn By: _____ Checked By: _____ Date: _____	Date: _____ Scale: _____

BK6969PG0354

Exhibit B

VTDI 24-35-177-039-0000 DIST 40
BARNES, ROBERT F

PRINT P UPDATE
LEGAL
TAX CLASS NE

TOTAL ACRES 1.16
REAL ESTATE 17100
BUILDINGS 0
MOTOR VEHIC 0
TOTAL VALUE 17100

1416 S CANTERBURY DR
SALT LAKE CTY UT
LOC: 12660 E PINE ST # APXBT
SUB: SILVER LAKE SUMMER RESORT

EDIT 1
841082831

BATCH NO 0
BATCH SEQ 0

BOOK 5429 PAGE 0002 DATE 00/00/00
TYPE UNKN PLAT

PROPERTY DESCRIPTION
LOTS 11 TO 14 BLK 4 & RESERVE 8 LESS THE S 12 FT OF THE W
100 FT THEREOF SILVER LAKE SUMMER RESORT & COM AT SE COR
RESERVE NO 9 SD BLK 4 N 33 FT W 132 FT N 33 FT W 132 FT S 66
FT E 264 FT TO BEG TOGETHER WITH 1/2 VACATED STREET ABUTTING
ON W 4585-1049, 5407-695 5407-695

BK6969PG0355