

AFTER RECORDATION
MAIL TO:
HEBER CITY CORPORATION
75 NORTH MAIN STREET
HEBER CITY, UT 84032

Ent 511935 Bk 1388 Pg 1650-1652
Date: 09-DEC-2021 4:27:39PM
Fee: \$40.00 Check Filed By: AA
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: SPRINGS INVESTOR I LLC

GRANT OF RIGHT-OF-WAY EASEMENT TO HEBER CITY

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Property Owner Springs Investor I LLC, as GRANTOR(S) hereby grant to HEBER CITY, a municipal corporation situated in Wasatch County, the State of Utah, as CITY, a permanent easement and right-of-way for the purpose of accessing, constructing, operating, and maintaining water, sewer, pressurized irrigation, and storm drain facilities in the easement granted herein. Said easement is described as follows:


(See Attached Exhibit 'A' for Legal Description & Location Map)

GRANTOR hereby grants to CITY a perpetual right of ingress and egress to and from and along said right-of-way with the right to operate, maintain, repair, replace, augment and/or remove the public facilities as deemed necessary; also the right to trim, clear or remove, at any time from said right-of-way any tree, brush, structure or obstruction of any character whatsoever, which in the sole judgment of CITY may endanger the safety of or interfere with the operation of CITY's facilities. The Grantor and its successors in interest hereby forever relinquish the right to construct any improvement, structure, change in topography, or landscaping which would interfere with the operation, replacement or repair of facilities constructed and maintained under the provisions of this easement, without the express written consent in advance of the CITY. Any improvements erected within this easement without written consent will be removed at the current lot owner's expense.

GRANTOR agrees on its own behalf, and on behalf of its successors in interest, that it will indemnify and hold harmless CITY for any damages to the property which result from maintenance and repair operations by CITY of its facilities within the easement.

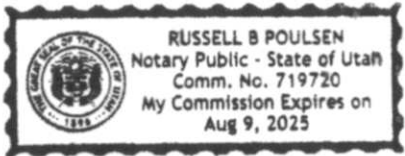
GRANTOR may use said land as a driveway and parking, and to the extent of such use, may surface or pave the area, subject to the restrictions as to changes in existing topography set forth above.

CITY shall have the right to transfer and assign all or a portion of this easement to its successor in interest, or to any other political subdivision or public utility for use of the above stated purpose.

GRANTOR:  Date: 12/9/21
STEVE BROADBENT - MANAGER
(Printed Name) SPRINGS INVESTOR I LLC

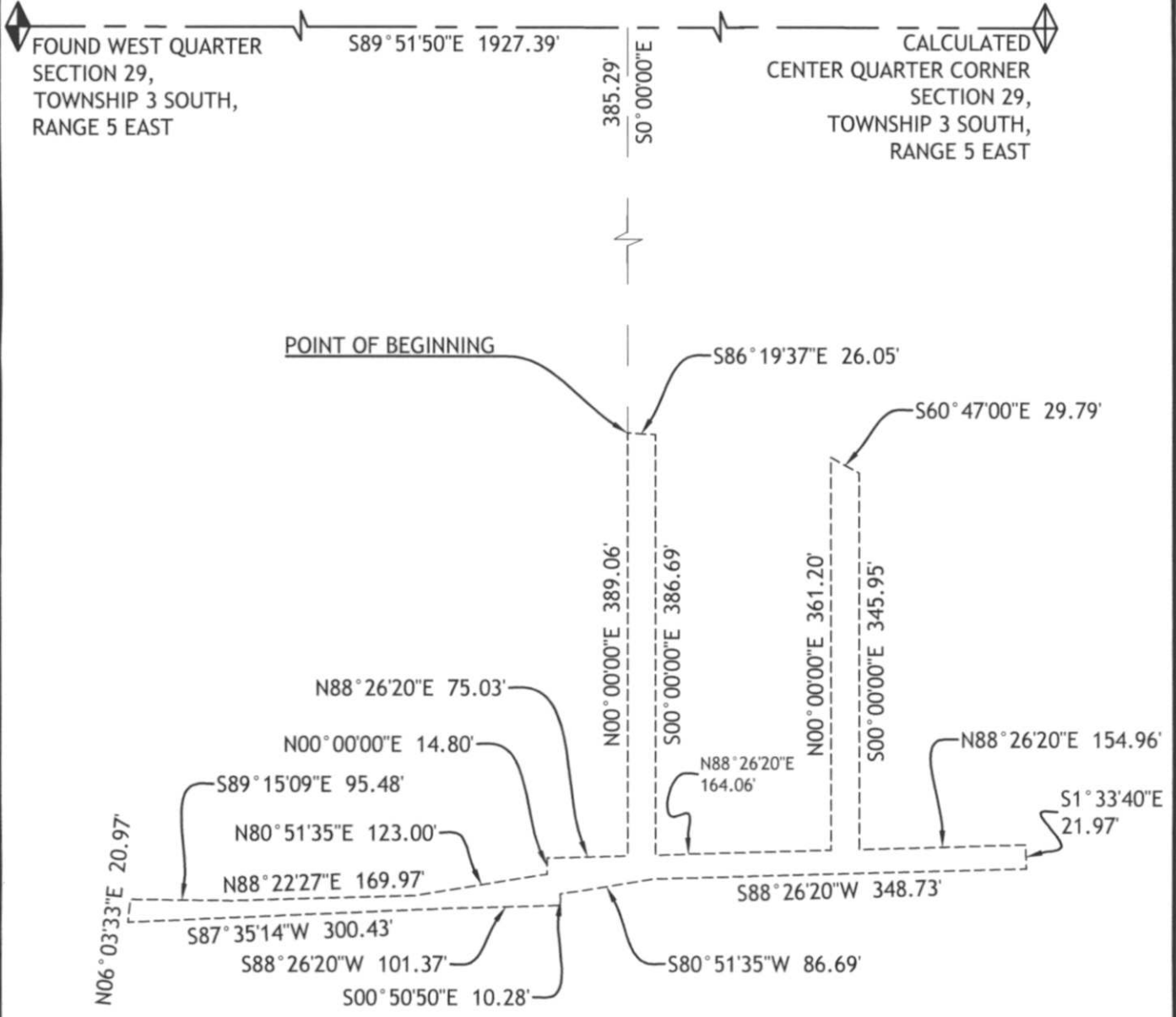
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 9th day of DECEMBER, 2021, personally appeared before me STEVE BROADBENT, the landowner of the property described in the attached Exhibit A and duly acknowledged to me that they executed the same.




NOTARY PUBLIC

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Springs at Coyote Ridge
Phase 3 and 4 Easement

DATE:
12/01/2021

FIGURE:
EXHIBIT

EXHIBIT A
HEBER CITY WATER, SEWER, PRESSURIZED IRRIGATION, AND STORM DRAIN
EASEMENT DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°51'50"E 1927.39 FEET ALONG THE NORTH LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 385.29 FEET FROM THE
WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S86°19'37"E 26.05 FEET;
THENCE S00°00'00"E 386.69 FEET; THENCE N88°26'20"E 164.06 FEET; THENCE
N00°00'00"E 361.20 FEET; THENCE S60°47'00"E 29.79 FEET; THENCE S00°00'00"E
345.95 FEET; THENCE N88°26'20"E 154.96 FEET; THENCE S01°33'40"E 21.97 FEET;
THENCE S88°26'20"W 348.73 FEET; THENCE S80°51'35"W 86.69 FEET; THENCE
S00°50'50"E 10.28 FEET; THENCE S88°26'20"W 101.37 FEET; THENCE S87°35'14"W
300.43 FEET; THENCE N06°03'33"E 20.97 FEET; THENCE S89°15'09"E 95.48 FEET;
THENCE N88°22'27"E 169.97 FEET; THENCE N80°51'35"E 123.00 FEET; THENCE
N00°00'00"E 14.80 FEET; THENCE N88°26'20"E 75.03 FEET; THENCE N00°00'00"E
389.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.84 ACRES IN AREA

PARCEL 00-0021-5577