

23-3-^{Roll A}
03-033-0071, 0077, 0090

E 1172157 B 1860 P 406
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1995 MAR 30 3:17 PM FEE 14.00 DEP REC
REC'D FOR Bonneville TITLE COMPANY

WHEN RECORDED, MAIL TO:

Robert McArthur
137 East 500 South
Bountiful, UT 84010

EASEMENT

37742-50

DANIEL R. DOBBIN and VIRGINIA K. DOBBIN, of 427 South 100 East, Bountiful, Utah 84010, in consideration of payment to them in the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby duly acknowledged, hereby grant and convey to J. SAMUEL PARK and ANN DAVIS PARK, their successors and assigns, an easement over their property described below.

The purpose of the easement is to permit the encroachment of an existing garage located on the Park property, of approximately 5 to 6 feet, over the South boundary line of the Dobbin property. The easement is specifically limited to the actual area the garage now encroaches over the boundary line and does not include an easement over the entire property line between the properties.

1. The easement is perpetual so long as the garage exists and is used by the owners and/or occupants of the Park property.
2. The owners of the Park property must maintain the garage in good repair at all times.
3. The garage may not be altered except for necessary repairs and maintenance.
4. If the garage is ever damaged, it may be repaired so long as the repairs do not alter the basic size, shape or materials of the existing garage.
5. If at any time the garage is torn down or abandoned or if the garage is altered so that the burden it places on the Dobbin property exceeds the nature of the easement granted herein, the easement shall automatically terminate.
6. Nothing herein is intended to limit the rights of owners of the Park property to build other structures on their property so long as they do not encroach upon the Dobbin property.
7. The parties agree that the boundary line between their respective properties is the south boundary line of the following legal description as shown on the survey map by Hill Jamison Associates dated September 7, 1990:

SURVEY DESCRIPTION PER HILL JAMISON ASSOCIATES

BEGINNING at the Northwest corner of Block 3 Plat "A", Bountiful Townsite Survey, in the City of Bountiful, and running thence S 89°48' E 119.8 feet along the South line of a street; thence S 0°01' W 137.45 feet; thence West 119.8 feet to the East line of a street; thence N 0°01' E 137.87 feet to the point of beginning.

DOBBIN PROPERTY AS PER RECORDED DOCUMENTS

BEGINNING at the Northwest corner of Block 3, Plat "A", BOUNTIFUL TOWNSITE SURVEY; said point is South 0°01' West 24.75 feet along a Monument Line & South 89°48' East 49.5 feet from the Monument marking the center line intersection of 100 East and 400 South streets; thence South 89°48' East 121 feet along the South line of 400 South street parallel to the Monument Line in 400 South street; thence South 0°31'20" West 137.21 feet; thence West 119.8 feet to the East line of 100 East street, thence North 0°01' East 137.87 feet to the point of beginning.

03-033-0071

Property Address: 427 South 100 East Bountiful, Utah 84010

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PARK PROPERTY AS PER RECORDED DOCUMENTS


BEGINNING on the East line of 100 East Street at a point South 0°01' West 137.87 feet from the Northwest corner of Lot 2, Block 3, Plat "A", BOUNTIFUL TOWNSITE SURVEY, which point is also described as South 0°01' West 24.75 feet and South 89°48' East 49.5 feet and South 0°01' West 137.87 feet from the monument marking the centerline intersection of 100 East and 400 South streets, and running thence South 0°01' West 159.13 feet, more or less, along the East line of said 100 East street to the North line of 500 South Street as dedicated in Book 1376, Page 64, of official records, thence North 89°44'04" East 132 feet to a point also described as 132 feet East from the Southwest corner of said Block 3, Plat "A", thence North 150.52 feet more or less to a point 3 feet South 0°01' West and 132 feet East of the point of beginning, thence West 12.27 feet, thence North 0°31'20" East 8 feet, thence West 119.8 feet to the point of beginning.

03-033-0089 E -0090

Property Address: 127 East 500 South, Bountiful, Utah 84010

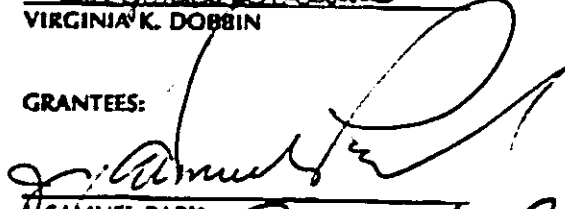

DATED this 27 day of February 1995.

GRANTORS:


DANIEL R. DOBBIN


VIRGINIA K. DOBBIN

GRANTEES:


SAMUEL PARK

ANN DAVIS PARK

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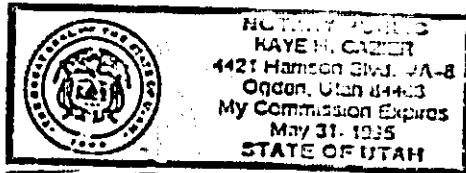
E 1172157 B 1860 P 408

STATE OF UTAH)
COUNTY OF Davis) : ss.

On the 27 day of February, A.D. 1995, personally appeared before me DANIEL R. DOBBIN and VIRGINIA K. DOBBIN, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

MY COMMISSION EXPIRES:

Kaye H Cazier
NOTARY PUBLIC
Residing at:

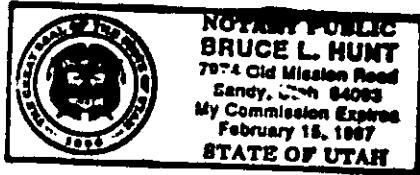


STATE OF UTAH)
* COUNTY OF Salt Lake) : ss.

On the 2 day of March, A.D. 1995, personally appeared before me J. SAMUEL PARK and ANN DAVIS PARK, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

MY COMMISSION EXPIRES: 2-15-97

J. Samuel Park
NOTARY PUBLIC
Residing at: Salt Lake City



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