

When Recorded Return to:
Ketchum Legacy, LC
64 East 6400 South, Ste. 100
Salt Lake City, Utah 84107

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2/1/2018 8:06:00 AM \$20.00
Book - 10643 Pg - 6303-6304
ADAM GARDINER
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MTC File No. 256009

DECLARATION OF PUBLIC UTILITY AND DRAINAGE EASEMENTS

For good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Ketchum Legacy, LC, a Utah limited liability company, the undersigned Owner does hereby declare the following Public Utility and Drainage Easements which shall benefit and encumber the respective properties as set forth herein.

It is the intent of the parties that each of the lots referred to herein shall be conveyed, sold and accepted together with and subject to the Public Utility and Drainage Easements described as follows (herein the PU&DE):

- (a) The East 15 feet of the South 90 feet of Parcel A, Cadyn Meadows Subdivision Phase 2 Salt Lake County Tax Parcel No. 26-03-477-003;
- (b) The East 35.72 feet of the North 15 feet of Lot 1, Echo Ridge Subdivision Plat Phase 1 Salt Lake County Tax Parcel Nos. 26-10-227-001
- (c) The East 15 feet of the following lots as disclosed on the official plats of said subdivisions:
 - (i) Lots 1 through 5, Echo Ridge Subdivision Plat Phase 1
Salt Lake County Tax Parcel Nos. 26-10-227-001; 26-10-227-002;
26-10-227-003; 26-10-227-004; and 26-10-227-005
 - (ii) Lots 42 and 43, Echo Ridge Subdivision Plat Phase 2
Salt Lake County Tax Parcel Nos. 26-10-227-006; and 26-10-227-007

Now, therefore the Undersigned, GRANTOR, (and each and all of them if more than one) for good and valuable consideration, do(es) hereby grant and convey to the Buyers, Owners and subsequent successor owners as GRANTEES, their successors, assigns, lessees, licensees and agents, a perpetual Public Utility and Drainage Easement and such related facilities as the benefitted owners may require upon, over, under and across the PU&DE as described above. Further, the parties acknowledge and agree that the elevation of said PU&DE shall allow water to drain by gravity from Lot 43, Echo Ridge Subdivision Plat Phase 2 on the South over and across each of said lots, including Lot 1, Echo Ridge Subdivision Plat Phase 1 and Parcel A, Cadyn Meadows Subdivision Phase 2) into the Detention Pond on the Northerly portion of said Parcel A referred to above.

Each Grantee Owner shall have the right of access across the PU&DE in order to maintain said Easement to clear and keep cleared all trees and other obstructions. Further, each Grantee Owner shall be responsible for all damage caused to the other Owners' property arising from said Grantee's exercise of the rights and privileges herein granted.

The rights, conditions and provisions of said easement(s) shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Dated this 31st day of January, 2018.

GRANTOR:

Ketchum Legacy, LC, a Utah limited liability company

By:

[Handwritten Signature]
 DARRELL K. BACK, MANAGER

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of January, 2018 by Darrell K Back, the Manager of Ketchum Legacy, LC, a Utah limited liability company, who duly acknowledged to me that said instrument was executed by authority.

[Handwritten Signature]
 NOTARY PUBLIC

