

When Recorded please return to:
Ivan Flint
2304 E. Lorita Way
Sandy, UT 84093

13497596
12/14/2020 2:53:00 PM \$40.00
Book - 11079 Pg - 9121-9123
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

Parcel No.: 22-34-252-069

GRANT OF WATERLINE EASEMENT

Bradley Ford & Braden Hansen, Grantor, hereby convey and warrant to Willow Creek Cove Development Inc., a Utah Corporation, grantee, it's heirs, legal representatives, successors and assigns, including any future owner of either of Grantee Parcels, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and access right-of-way, in favor of Flint 2 Lot Subdivision Lot 2 for the construction, repair, maintenance, inspection, replacement or removal of a waterline, across, over and under the described premises, together with all right of ingress, and egress along said easement necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches, and other obstructions which may injure or interfere with the Grantees use, occupation and enjoyment of this easement, the right to go upon so much of the Grantors property as is reasonably necessary to complete the construction and the right to replace dirt, material, fencing, equipment, and improvements upon Grantors property near or adjacent to the easement area that may be disturbed during installation or maintenance of the waterline. The easement being more particularly described below:

A strip of land 8.00 feet in width situate within the Northeast Quarter of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in the Cottonwood Heights City, County of Salt Lake, State of Utah, the sidelines of said strip are 4.00 feet, both sides, perpendicularly distance to and concentric with the following described centerline:

Beginning at a point on the West line of Flint 2 Lot Subdivision, recorded in Book 2010P, at Page 91, of official Salt Lake County records, said point being North 0°03'28" East, a distance of 464.29 feet, from the center of said Section 34; and running thence East, parallel with the South line of said subdivision, a distance of 22.00 feet; thence North 0°03'28" East, parallel with the West line of said subdivision, a distance of 84.34 feet, to the Lot line common to Lots 1 & 2, of said subdivision and a point of termination for this description, said point being North 2°21'14" East, a distance of 549.09 feet, from aforesaid center of Section 34.

Contains: 851 Sq. Ft. or 0.02 Ac.

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

This easement shall be binding on the Grantor and Grantee and their respective successors and assigns.

WITNESS the hand of said Grantor this 14 day of December, A.D. 2020.

By: Bradley Ford

(Printed Name)

[Signature]

(Signature)

By: Braden Hansen

(Printed Name)

[Signature]

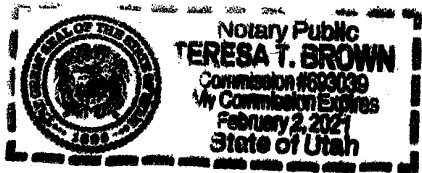
(Signature)

STATE OF UTAH)

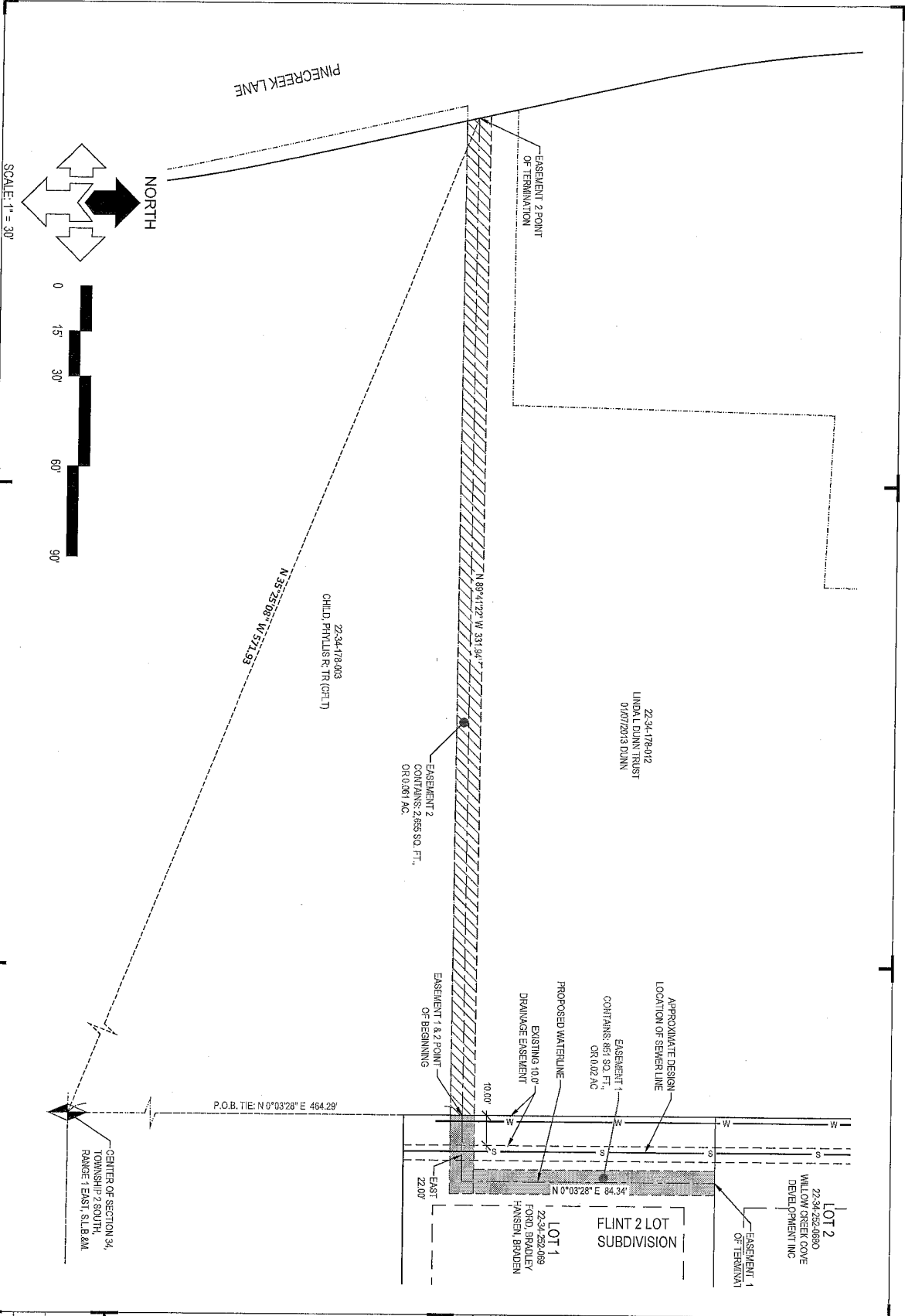
: ss.


COUNTY OF UTAH)

On this 14 day of December, 2020 before me, the undersigned Notary Public, personally appeared Bradley Ford & Braden Hansen, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledgement to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on this instrument, are the person(s) or the entity upon behalf of which the person (s) acted, executed the instrument.



[Signature]
Notary Public



EASEMENT EXHIBIT 12/07/20 1 OF 1	WATER EASEMENT EXHIBIT SAGE VALLEY CONSTRUCTION FLINT 2 LOT SUBDIVISION	 Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS
	LOCATED IN THE NORTH 1/2 OF SEC. 34, T.2S., R.1E., S.L.B.&M.	