

DOC # 20140031017

Easements Page 1 of 2  
Russell Shirts Washington County Recorder  
10/09/2014 02:06:46 PM Fee \$ 0.00  
By ASHCREEK SPECIAL SERVICE DISTRICT

WHEN RECORDED, MAIL TO:  
Ash Creek Special Service District  
Darwin Hall  
1350 S Sand Hollow Road  
Hurricane, Utah 84737



## RIGHT-OF-WAY EASEMENT

For value received, George Rodinos and Cynthia A. Rodinos, "GRANTOR", hereby grant to ASH CREEK SPECIAL SERVICE, "GRANTEE") its successors and assigns, a perpetual easement as hereafter described over, across, under and through certain land of the GRANTOR, for the purpose of construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground sewer pipeline or pipelines, together with the right of ingress/egress through any adjacent lands of the GRANTOR, in Washington County, State of Utah more particularly described as follows and as more particularly described as follows:

The following is a centerline description of a 25.0 foot wide perpetual right-of-way easement having 12.5 feet on each side of said centerline:

Beginning at a point on the westerly line of that parcel identified as LV-116-B-1 and recorded as Warranty Deed, Entry Number 20140027292, Official Records of Washington County, Utah, said point lies North 00°07'31" East 881.05 feet along the center section line and North 90°00'00" West 2321.20 feet from the south quarter corner of Section 24, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence South 89°19'03" East 25.00 feet to the point of termination.

Assessor Parcel No. LV-116-B-1

GRANTOR hereby grants to GRANTEE the temporary use of such adjacent land of GRANTOR as is necessary to install the facilities provided for under the terms of the easement granted herein.

It is further understood and agreed that no other easements shall be granted on, under, or over said strip of land by the GRANTOR to any person, firm or corporation without the previous written consent of GRANTEE.

GRANTOR and their successors and assigns, shall not increase or decrease, or permit to be increased or decreased, the now existing ground elevations of said easement and right-of-way without the prior written consent of GRANTEE.

GRANTOR, and their successors and assigns, further agree that no building, fences, walls or other structures of any kind shall be installed, constructed, erected, placed, planted or maintained in any portion of the easement and no shrubs, trees or other plants or vegetation shall be placed, planted or maintained in the portion of the easement and right-of-way and that no changes to the alignment or grading will be made without prior written consent of the GRANTEE.

