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Russell Shirts Washington County Recorder
07/13/2016 10:18:07 AM By
BINGHAM SNOW & C

City of Toquerville
212 N Toquerville Boulevard,
Box 27
Toquerville, UT 84774

Ph: (435) 635-1094,
Fx: (435) 635-5761
www.toquerville.org



Re: 55 E. Spring Dr. Toquerville, UT 84774
Parcel Tax I.D. Number: T-96-A-1-C-1-A

DECLARATION AS RIGHTFUL OWNER OF PROPERTY

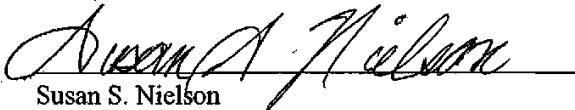
Effective this 23 day of March, 2016, I, Susan S. Nielson (Mailing Address: P.O. Box 234 Toquerville, UT 84774, via Tax I.D. # T-96-A-1-C-1-A) do declare that I am the rightful owner of the property listed above. Effective this same date, I willing and lawfully enter into an agreement with Toquerville City, a Municipality of the State of Utah, allowing the City to construct a twenty-five foot (25ft.) drainage easement on said property. In return, Toquerville City agrees to replace my existing retaining wall with a rock wall or diamond wall equivalent (40ft Long x 0-4ft Tall) and also to install a concrete driveway (40ft Long x 10ft Wide).

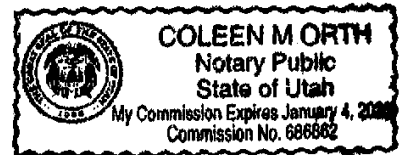
Details regarding said drainage easement, located in Washington County, State of Utah, are shown below :

A 10.00 foot wide drainage easement, for construction and maintenance as follows :

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN ; THENCE N89°48'46" W, ALONG THE SECTION LINE, 497.76 FEET ; THENCE S00°00'00"E, 618.65 TO THE POINT OF BEGINNING. SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL T-96-A-1-C-1-A ; THENCE N69°45'20" W, ALONG THE SOUTHERNLY LINE OF SAID PARCEL AND ITS PROJECTION, 213.32 FEET' THENCE N20°14'40"E, 10.00 FEET ; THENCE S69°45'20"E, AND PARALLEL TO THE SOUTHERNLY LINE OF SAID PARCEL, 215.54 FEET TO A POINT LOCATED ON THE EASTERLY LINE OF SAID PARCEL ; THENCE S32°46'04"W, ALONG SAID LINE, 10.24 FEET TO THE POINT OF BEGINNING.

Signed as legal owner, acknowledging that this document is being signed as a voluntary and legal act, and that I, Susan S. Nielson, am authorized to execute this document.


Susan S. Nielson

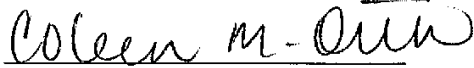


STATE OF UTAH) ss
COUNTY OF WASHINGTON)

On this 23 day of MARCH, 2016, personally appeared before me, the undersigned Notary Public, SUSAN S. NIELSON.

Residing in Washington County, Utah.

My commission expires : 1/4/2020


Coleen, M. Orth – Notary Public