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When Recorded please return to:
Town of Fairfield
P.O. Box 271
Cedar Valley, Utah 84013

ENT 44206:2020 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Apr 06 1:28 pm FEE 0.00 BY MA
RECORDED FOR TOWN OF FAIRFIELD

Parcel No.: 59:061:0051

GRANT OF EASEMENT FOR UTILITIES

Bradshaw 201 West, LLC., a Utah limited liability company, residing in Utah County, Utah, Grantor, hereby convey and warrant to the **TOWN OF FAIRFIELD**, a Utah Municipal corporation, grantee, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and access right-of-way for the construction, repair, maintenance, inspection, replacement or removal of utilities, across, over and under the described premises, together with all right of ingress, and egress along said easement necessary of 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 and equipment upon Grantors property near or adjacent to the easement. The easement being more particularly described below:

A utility easement being strip of land situate within the Northwest Quarter of Section 29, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in the Town of Fairfield, County of Utah State of Utah, said strip being parallel with and 10.00 feet perpendicularly distant to the east line of State Route 73, UDOT Project No.: S95(3)1947, and being more particularly described as follows:

Beginning at a point of intersection with the East Right-of-Way line of said State Route 73 and the North line of said Section 29, and the North line of parcel conveyed to Bradshaw 201 West, LLC, by Warranty Deed recorded as Entry No.: 53693, of official records, said point being South 89°05'21" West, along the section line, a distance of 486.79 feet, from the North Quarter corner of said Section 29; and running thence North 89°05'21" East, along the North line of said Bradshaw 201 West, LLC Parcel, a distance of 10.09 feet, to a point 10.00 feet perpendicularly distant to said East Right-of-Way line; thence South 8°46'52" East, parallel with said East Right-of-Way line, a distance of 375.34 feet, to the South line of said Bradshaw 201 West, LLC Parcel; thence West, along said South line, a distance of 10.12 feet, to said East Right-of-Way line; thence North 8°46'52" West, along said East Right-of-Way line, a distance of 375.18 feet, to the point of beginning.

Contains: 3,753 Sq. Ft., or 0.086 of an Acre

