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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: DOROTHY SINFIELD, DEPUTY

GRANT OF EASEMENT

This Grant of Easement is made and executed this 23 day of September, 1989 by PATRICIA BROCKBANK, of Walden, De., as Grantor to GARY L. CROCKER and ANN T. CROCKER of 2850 Heather Circle, Holladay, UT 84117 as Grantees.

WHEREAS, Grantor is the owner of all of Lot 1531, Mt. Olympus Hills No. 15 Subdivision.

WHEREAS, Grantees are the owners of all of Lots 1534 and 1535 of the Mt. Olympus Hills No. 15 Subdivision (hereinafter the Grantee's Property).

WHEREAS, Grantees desire to acquire an easement, and right-of-way for storm drain purposes, ingress and egress, and for utility access over and across a portion of the Grantor's property and the Grantor is willing to grant such an easement and right-of-way.

THEREFORE, in consideration of the sum of ten dollars and other good and valuable consideration paid to the Grantor by the Grantees, the Grantor agrees as follows:

1. The Grantor hereby grants and conveys to the Grantees a perpetual, non-exclusive easement and right-of-way with full and free right of entry for the Grantees, their tenants, servants, visitors, invitees and licensees at all times hereafter with or without vehicles for the purpose of providing ingress and egress to Thousand Oaks Circle for the benefit of the Grantee's Property. The easement and right-of-way granted in this paragraph shall be over and across that portion of the Grantor's real property that is described on the attached Exhibit "A" which is by this reference incorporated herein.

2. The Grantor hereby grants and conveys to the Grantees a perpetual, non-exclusive easement for the collection and drainage of the storm water runoff generated by the Grantee's Property into the storm drain located within Thousand Oaks Circle. The easement granted in this paragraph shall be over and across that portion of the Grantor's real property that is described on the attached Exhibit "A".

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3. The Grantor hereby grants and conveys to the Grantees a perpetual, non-exclusive easement for the purpose of placing sewer, water and other utility lines providing services to the Grantee's Property originating from Thousand Oaks Circle. The easement granted in this paragraph shall be over and across that portion of the Grantor's real property that is described on the attached Exhibit "A". The easement granted by this paragraph shall also be over and across a ten (10) foot wide strip of the Grantor's Property that runs along and is contiguous with the South line of the easement property described on the attached Exhibit "A".

4. The easements, conveyed and granted to the Grantees herein shall include the right to enter upon the easement property for the construction, installation, maintenance, repair and/or replacement of the roadway, the storm drainage system and the utility lines necessary to provide access, storm drainage and utility services to the Grantee's Property.

5. The easements granted herein shall be appurtenant to and shall run with the title to the Grantee's Property.

6. The terms and provisions of this Grant of Easement shall be binding upon the Grantor, her heirs, successors and/or assigns.

GRANTOR:

Patricia Brockbank
PATRICIA BROCKBANK

DISTRICT of Columbia
STATE OF _____)
COUNTY OF _____)

SS.

On this 15th day of September, 1989 personally appeared before me PATRICIA BROCKBANK, the signer of the foregoing instrument who duly acknowledged to me that she executed the

same



Gene E. Hines
Notary Public
Commission Expires: 8-14-92
Residing at: Washington, D.C.

RMP/34

EXHIBIT "A"

Beginning at a point on the west line of Lot 1531, said point being N 11 00'00" W 349.331 feet along said west line from the Southwest Corner of said Lot 1531 of Mt. Olympus Hills No. 15 Subdivision as recorded in the Salt Lake County Recorder's Office and running;

thence N 11 00'00" W 20.431 feet along said west line;
thence N 67 13'01" E 26.579 feet;
thence northeasterly 46.534 feet along the arc of a 35.000 foot radius curve to the left, (center bears N 22 46'59" W and long chord bears N 29 07'41" E 43.182 feet) to the north lot line of said Lot 1531, being on the south line of Thousand Oaks Circle;

thence northeasterly 29.000 feet along the arc of a 410.724 foot radius curve to the left, (center bears N 18 32'01" W and long chord bears N 69 26'37" E 28.994 feet) along said line of Thousand Oaks Circle;

thence southwesterly 74.045 feet along the arc of a 50.000 foot radius curve to the right, (center bears S 72 22'02" W and long chord bears S 24 47'31" W 67.462 feet);

thence S 67 13'01" W 43.911 feet to the point of beginning.