

AFTER RECORDATION
MAIL TO:
HEBER CITY CORPORATION
75 NORTH MAIN STREET
HEBER CITY, UT 84032

Ent 503849 Bk 1365 Pg 933-937
Date: 14-JUL-2021 11:36:26AM
Fee: \$40.00 Check Filed By: AA
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: DR HORTON INC

GRANT OF RIGHT-OF-WAY EASEMENT TO HEBER CITY

For good and valuable consideration, receipt of which is hereby acknowledged, the undersigned Property D.R. Horton, Inc., as GRANTOR(S) hereby grant to HEBER CITY, a municipal corporation situated in Wasatch County, the State of Utah, as CITY, a permanent easement and right-of-way for the purpose of accessing, constructing, operating, and maintaining public sidewalk and underground public utilities in the easement granted herein. Said easement is described as follows:

(See Attached Exhibit 'A' for Legal Description & Location Map)

GRANTOR hereby grants to CITY a perpetual right of ingress and egress to and from and along said right-of-way, with the right to operate, maintain, repair, replace, augment and/or remove the city facilities as deemed necessary; also the right to trim, clear or remove, at any time from said right-of-way any tree, brush, structure or obstruction of any character whatsoever, which in the sole judgment of CITY may endanger the safety of or interfere with the operation of CITY's facilities. The Grantor and its successors in interest hereby forever relinquish the right to construct any improvement, structure, change in topography, or landscaping which would interfere with the operation, replacement or repair of the facilities constructed and maintained under the provisions of this easement, without the express written consent in advance of the CITY. Any improvements erected within this easement without written consent will be removed at the current lot owner's expense.

GRANTOR agrees on its own behalf, and on behalf of its successors in interest, that it will indemnify and hold harmless CITY for any damages to the property which result from maintenance and repair operations by CITY of its facilities within the easement; and any right to compel CITY to grade, surface, or otherwise improve or maintain said easement area.

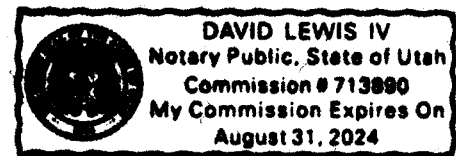
CITY shall have the right to transfer and assign all or a portion of this easement to its successor in interest, or to any other political subdivision or public utility for use of the above stated purpose.

GRANTOR: D.R. Horton, Inc., a Delaware corporation

By: BA Martin
Name: BOYD A MARTIN
Title: V.P.

Date of Execution: 7/13/21

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)



On the 13th day of July, 2021, personally appeared before me Boyd Martin of D.R. Horton, Inc., the landowner of the property described in the attached Exhibit A and duly acknowledged to me that they executed the same.

David Lewis IV
NOTARY PUBLIC

A LEGAL DESCRIPTION FOR SIDEWALK EASEMENT OVER LOTS 40-~~416~~

BEGINNING AT A POINT THAT IS NORTH 00°01'18" EAST ALONG THE SECTION LINE 1237.69 FEET AND WEST 75.94 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHWESTERLY 21.67 FEET ALONG THE ARC OF AN 11.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 112°52'39" (WHICH LONG CHORD BEARS SOUTH 24°48'37" WEST 18.33 FEET) TO A POINT ON A 168.00 FOOT RADIUS COMPOUNDING CURVE; THENCE WESTERLY 24.65 FEET ALONG THE ARC OF SAID COMPOUNDING CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°24'19" (WHICH LONG CHORD BEARS SOUTH 85°27'06" WEST 24.62 FEET); THENCE SOUTH 89°38'40" WEST 176.59 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 23.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°20'45" (WHICH LONG CHOARD BEARS NORTH 45°10'23" WEST 21.28 FEET); THENCE EAST 2.00 FEET TO A POINT ON A 13.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 20.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°20'45" (WHICH LONG CHORD BEARS SOUTH 45°10'23" EAST 18.44 FEET); THENCE NORTH 89°38'40" EAST 176.59 FEET TO A POINT ON A 166.00 FOOT RADIUS CURVE; THENCE EASTERLY 24.35 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°24'19" (WHICH LONG CHORD BEARS NORTH 85°27'06" EAST 24.33 FEET) TO A POINT ON A 9.00 FOOT RADIUS COMPOUNDING CURVE; THENCE NORTHEASTERLY 17.73 FEET ALONG THE ARC OF SAID COMPOUNDING CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 112°52'39" (WHICH LONG CHORD BEARS NORTH 24°48'37" EAST 15.00 FEET); THENCE NORTH 58°22'17" EAST 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 485.73 SQ/FT OR 0.01 ACRES

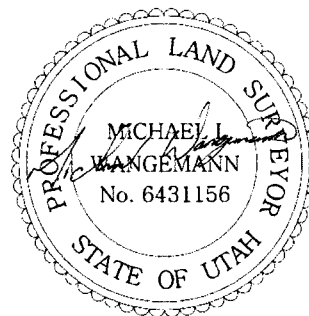


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A LEGAL DESCRIPTION FOR SIDEWALK EASEMENT OVER LOTS 41-42

BEGINNING AT A POINT THAT IS NORTH 00°01'18" EAST ALONG THE SECTION LINE 1232.46 FEET AND WEST 359.85 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHWESTERLY 23.47 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°39'15" (WHICH LONG CHORD BEARS SOUTH 44°50'03" WEST 21.15 FEET); THENCE SOUTH 89°42'28" WEST 32.19 FEET TO A POINT ON A 232.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 46.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°23'46" (WHICH LONG CHORD BEARS SOUTH 83°57'22" WEST 46.07 FEET); THENCE SOUTH 78°15'29" WEST 46.46 FEET TO A POINT ON A 168.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 34.43 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°44'31" (WHICH LONG CHORD BEARS SOUTH 84°07'45" WEST 34.37 FEET); THENCE WEST 10.91 FEET THE EAST LINE OF HEBER MEADOWS SUBDIVISION PHASE RECORDED AS ENTRY NO. 415466 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE NORTH 00°28'05" WEST ALONG SAID EAST LINE 2.00 FEET; THENCE EAST 10.92 FEET TO A POINT ON A 166.00 FOOT CURVE; THENCE NORTHEASTERLY 34.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°44'31" (WHICH LONG CHORD BEARS NORTH 84°07'45" EAST 33.96 FEET); THENCE NORTH 78°15'29" EAST 46.46 FEET TO A POINT ON A 234.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 46.54 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°23'46" (WHICH LONG CHORD BEARS NORTH 83°57'22" EAST 46.47 FEET); THENCE NORTH 89°42'28" EAST 32.20 FEET TO A POINT ON A 13.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 20.34 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°39'15" (WHICH LONG CHORD BEARS NORTH 44°49'52" EAST 18.33 FEET); THENCE EAST 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 384.10 SQ/FT OR 0.01 ACRES



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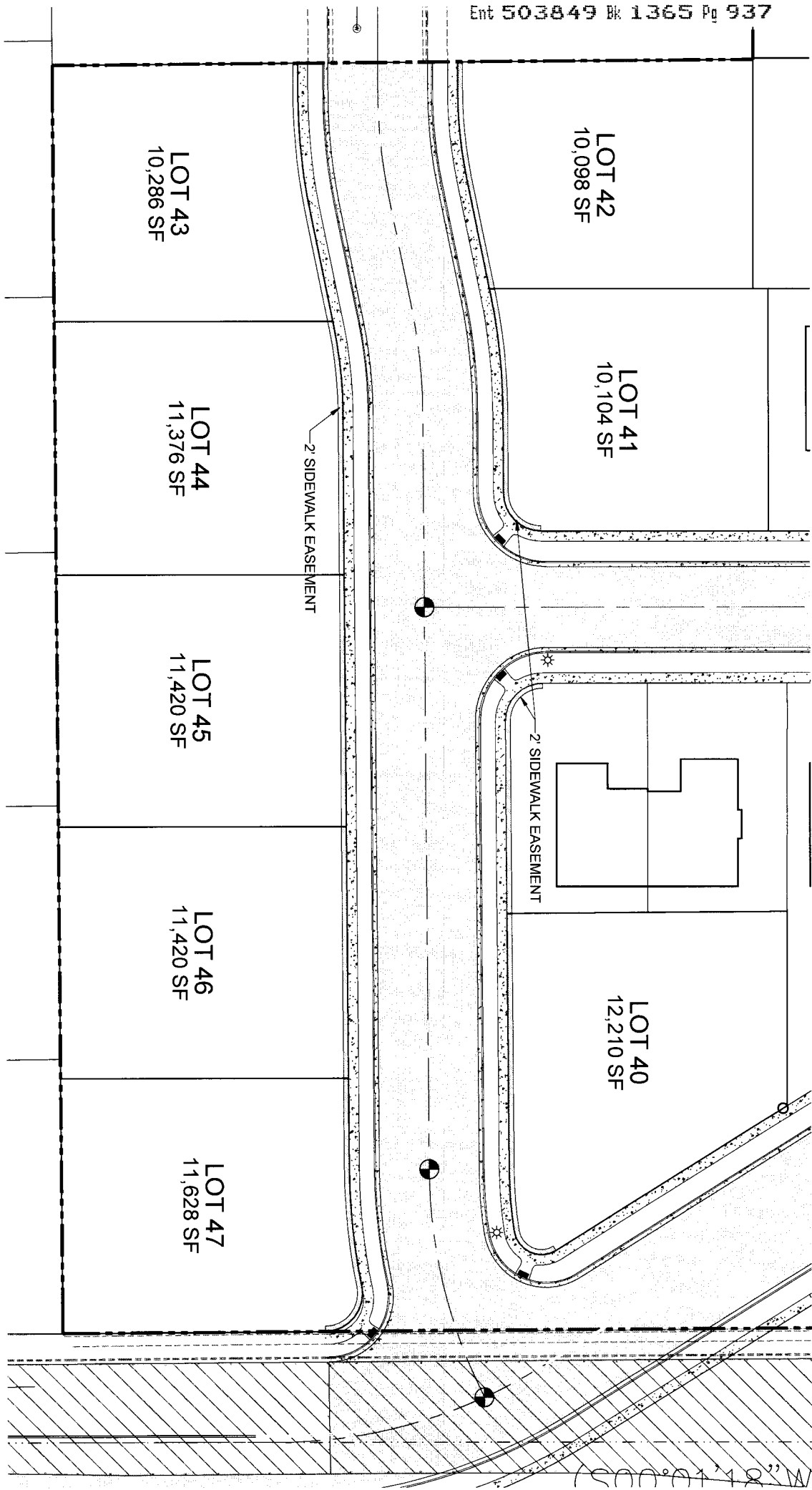
A LEGAL DESCRIPTION FOR SIDEWALK EASEMENT OVER LOTS 43-47

BEGINNING AT A POINT THAT IS NORTH 00°01'18" EAST ALONG THE SECTION LINE 1145.31 FEET AND WEST 44.10 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°39'12" WEST 2.00 FEET TO A POINT ON A 13.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHWESTERLY 22.99 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 101°20'43" (WHICH LONG CHORD BEARS NORTH 51°01'09" WEST 20.11 FEET) TO A POINT ON A 234.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 46.34 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°20'45" (WHICH LONG CHORD BEARS SOUTH 83°58'52" WEST 46.26 FEET); THENCE SOUTH 89°39'15" WEST 298.79 FEET TO A POINT ON A 166.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 33.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°23'46" (WHICH LONG CHORD BEARS SOUTH 83°57'22" WEST 32.96 FEET); THENCE SOUTH 78°15'29" WEST 46.46 FEET TO A POINT ON A 234.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 47.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°44'31" (WHICH LONG CHORD BEARS SOUTH 84°07'45" WEST 47.87 FEET); THENCE WEST 10.37 FEET TO THE EAST LINE OF HEBER MEADOWS SUBDIVISION PHASE RECORDED AS ENTRY NO. 415466 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE NORTH 00°28'05" WEST ALONG SAID EAST LINE 2.00 FEET; THENCE EAST 10.38 FEET TO A POINT ON A 232.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 47.54 FEET ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 11°44'31" (WHICH LONG CHORD BEARS NORTH 84°07'45" EAST 47.46 FEET); THENCE NORTH 78°15'29" EAST 46.46 FEET TO A POINT ON A 168.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 33.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°23'46" (WHICH LONG CHORD BEARS NORTH 83°57'22" EAST 33.36 FEET); THENCE NORTH 89°39'15" EAST 298.79 FEET TO A POINT ON A 232.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 45.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°20'45" (WHICH LONG CHORD BEARS NORTH 83°58'52" EAST 45.87 FEET) TO A POINT ON A 15.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 26.53 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101°20'43" (WHICH LONG CHORD BEARS SOUTH 51°01'09" EAST 23.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,015 SQ/FT OR 0.02 ACRES



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LOT 42
10,098 SF

LOT 41
10,104 SF

LOT 40
12,210 SF

LOT 43
10,286 SF

LOT 44
11,376 SF

LOT 45
11,420 SF

LOT 46
11,420 SF

LOT 47
11,628 SF

2' SIDEWALK EASEMENT

2' SIDEWALK EASEMENT

W 18100 S