



ENT 76314:2017 PG 1 of 4
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Aug 07 3:01 pm FEE 0.00 BY MA
 RECORDED FOR EAGLE MOUNTAIN CITY

Encroachment and Permanent Exclusive Easement:

Grantee is the owner of Utah County Parcel No. 48:365:0301 ("Grantee's Parcel"). The existing home on Grantee's Parcel is situated over a public utility easement depicted on the plat for Grantee's Parcel. The location of the encroachment is depicted on Exhibit 1. In order to accommodate the existing home, Grantor hereby consent to Grantee's home encroaching the public utility easement over the following described property (the "Encroachment Area") located in Utah County, State of Utah:

An encroachment and easement located in Lot 301, Plat D, O'Fallons Bluff Subdivision as recorded in the Office of the Utah County Recorder as Entry# 118657:2007, more particularly described as follows:

Beginning at a point South 68°51'23" East 133.66 feet and South 21°08'37" West 0.12 feet from the northwest corner of Lot 301 of said Plat D, O'Fallons Bluff Subdivision and running; thence South 02°18'36" West 5.16 feet; thence North 68°51'23" West 14.79 feet; thence South 89°15'20" East 14.00 feet to the point of beginning.

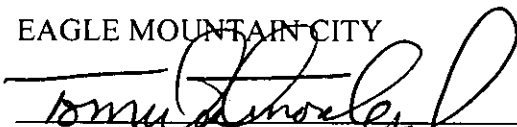
Contains 36.00 sq. ft.

In addition, to the extent the Encroachment Area is over property owned by Grantor, Grantor hereby grants and conveys to Grantee a permanent exclusive easement and right-of-way, on, over, under and through the Encroachment Area for the purpose constructing, maintaining and repairing a residential home.

This Grant of Easement and Consent to Encroachment shall run with the land and be binding upon the heirs, successors, administrators, and assigns of the owners of the respective properties.

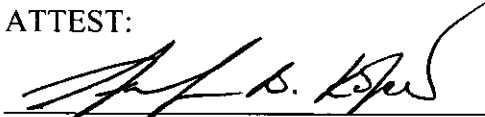
Dated this 28 day of July, 2017.

EAGLE MOUNTAIN CITY



 Tom Westmoreland, Mayor Pro Tempore

ATTEST:

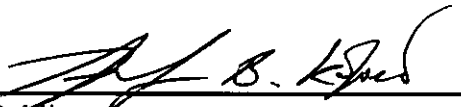


 City Recorder

STATE OF UTAH)
 ss:

COUNTY OF UTAH)

On this 28 day of July, 2017 personally appeared before me Tom Westmoreland, Mayor Pro Tempore, who acknowledged to me that he executed the foregoing document.



Notary Public

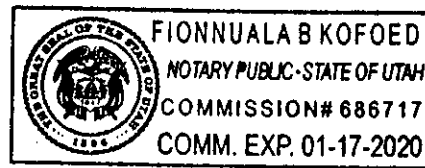
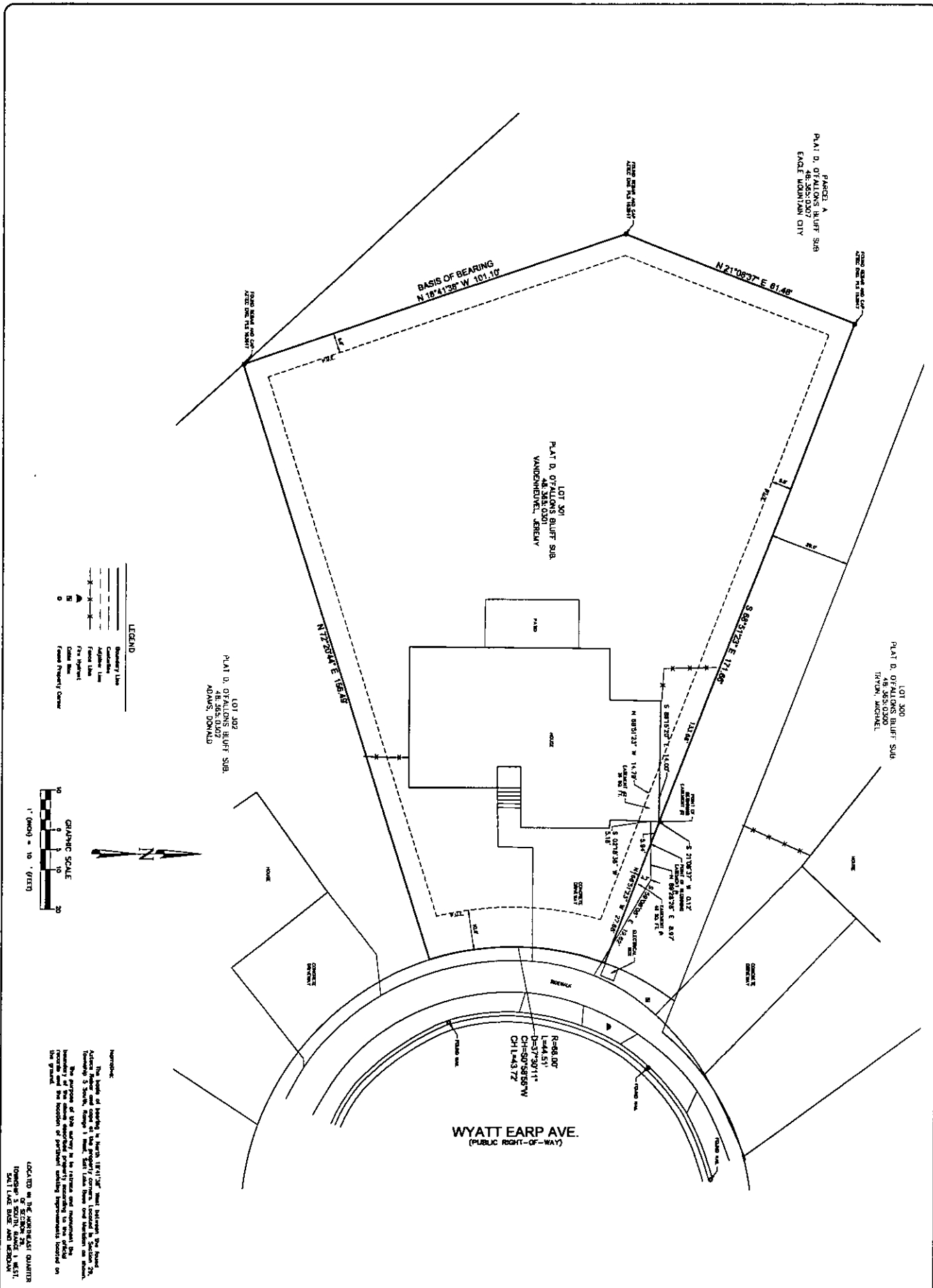
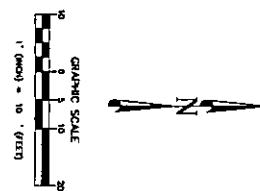


EXHIBIT 1



LEGEND

	Boundary Line
	Easement
	Right-of-Way
	Survey Line
	Utility Line
	Fenced Area
	Tree
	Corner
	Monument



NOTICE
The State of Utah, by its Constitution, Article X, Section 1, provides that the land in this State shall be surveyed and the boundaries of the sections thereof established. The purpose of this survey is to determine the boundaries of the sections of land in this State and to establish the location of the corners of the sections. The survey was conducted in accordance with the provisions of the Utah Surveying Act, Chapter 10, Title 19, Utah Code Annotated.

LOCATED IN THE NEAREST QUARTER
SECTION 16, T4N, R10E, S11E,
SALT LAKE COUNTY, UTAH

<p>BOUNDARY SURVEY 157 WYATT EARP AVENUE EAGLE MOUNTAIN, UTAH 84005</p> <p style="text-align: center; font-weight: bold;">VANDEN HEUVEL</p>	<p>DIAMOND LAND SURVEYING, LLC</p> <p><small>6243 South Greenleaf Drive Herriman, Utah 84143 Phone (801) 588-8889 Fax (801) 298-8832 diamond@diamondsurvey.com www.diamondsurvey.com</small></p>	<p>Boundary Survey Topographic Survey Subdivision Construction Staking ALTA AASBP Survey</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 50%;">REVISIONS</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>DRAWN BY: MGC SURVEY DATE: 8/14/2016</p>	NO.	DATE	REVISIONS	BY																
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