

WHEN RECORDED MAIL TO:
Weber County Engineering Department
2380 Washington Blvd., Ste. 240
Ogden, UT 84401

GRANT OF EASEMENT

7-11-2017

WEBER COUNTY, grantor, a political subdivision of the State of Utah, hereby grants and conveys to LAURA M. RASMUSSEN, grantee, of 2927 Melanie Lane, Ogden, UT 84403, for the sum of ten dollars & other good and valuable consideration, the following described easement over and through property owned by grantor in Weber County:

A 30 foot wide easement being 15 feet on either side of the following described centerlines:

A part of the Southwest Quarter of Section 24, T5N, R1W, SLB&M, U.S. Survey

Beginning at a point on the Easterly Right of Way of 2900 East Street which is 149.10 feet South and 3213.83 feet East from the Center of Section 23 T5N, R1W, SLB&M, U.S. Survey; and running thence South 58°07'26" East 162.67 feet to a point of curvature, thence 93.24 feet along a 131.35 foot radius curve to the right (Central Angle is 40°40'12" and Long Chord bears South 37°47'20" East 91.29 feet), more or less to the Northwesterly boundary line of that parcel described in Quit Claim deed found in Book 945 Page 697 of the Weber County Recorders Office.

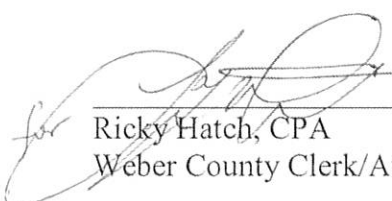
Together with the following described centerline:

Beginning at a point which is 368.11 feet South. 3358.47 feet East and 52.30 feet South 50°49'12" East from the Center of Section 23 T5N, R1W, SLB&M, U.S. Survey; and running thence South 9°02'46" West 8.71 feet to a point of curvature, thence 8.46 feet along a 15.00 foot radius curve to the left (Central Angle is 32°18'49" and Long Chord bears South 7°06'38" East 8.35 feet).

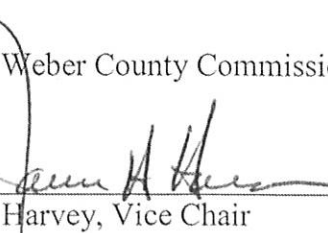
This shall be an appurtenant easement for ingress to and egress from the adjacent property owned by grantee and grantee's successors in interest. The easement shall last as long as it is not capable of use for ingress and egress by more than four lots, or more than four dwelling units, on the adjacent property currently owned by grantee. If, at any time in the future, the adjacent property currently owned by grantee is divided or developed in such a way that more than four lots or more than four dwelling units on that property have ingress and egress access across the easement, then the easement shall automatically terminate. Grantee and grantee's successors in interest shall also have the right to use the easement for underground utility placement, subject to the prior approval of the grantor, which approval shall not be denied except for good cause. Grantee and grantee's successors in interest shall be responsible for maintenance and repair of any road or driveway that is built over the easement.

WITNESS the hand of County this 11th day of July 2017.

Attest:


Ricky Hatch, CPA
Weber County Clerk/Auditor



Board of Weber County Commissioners
By 
James Harvey, Vice Chair