

Statement of the Reason for vacation of easement.

We have moved the lot line on the west border of 2114 log lane. In doing so, we have removed some of the property from log lane and added it to the adjacent property known as Bridger lane lot 11. New easements for this new lot line have been approved by Brandon Wright (project manager at Washington city public works) The lot line adjustment has been approved by the City of Washington and has been recorded with the county. We are requesting the abandonment of the old easement.

Our new home that we are planning to build on Bridger lane lot 11, will be located right where the old easement exists. So we need to make sure this easement is no longer there so we don't run into any problems with our future home loan.

To clarify: we have simply moved the easement to the new lot line. We need to have something official stating the old easement has been vacated and no longer there.

Thank you for all your help.

James and Shawna Millward

435.705.9577

1. ROGER M. BUNDY, DO I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7054 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED LAND IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED MEASUREMENTS AND SET FOUND MONUMENTS AS SHOWN HEREON AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.



PORTION OF FARMS AND ESTATES LOT 6 TO BE ADDED TO BROOKER LANE LOT 11.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF FARM AND ESTATES SUBDIVISION FILED AS RECORDED NO. 596735 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; S-AID POINT BINGO THE SOUTHEAST CORNER OF LOT 11 OF BIGGER LANT SUBDIVISION FILED AS DOCUMENT NO. 2067002325 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; RUNNING THENCE N19°20'01" E, 130.07 FEET ALONG THE SOUTHWEST CORNER OF LOT 11 OF BIGGER LANT SUBDIVISION TO THE CORNER OF LOT 6 AND NORTHEAST CORNER OF LOT 7, THENCE S71°02'31" E, 138.24 FEET ALONG THE NORTHEAST LINE OF LOT 6, THENCE N81°12'45" W, 90.66 FEET ALONG THE SOUTHLINE OF LOT 6 TO THE POINT OF BEGINNING.

CONTAINING 12,905.59 SQ. FT.

NEW PUBLIC UTILITY EASEMENT ALONG PROPOSED LOT LINE.

BEGINNING AT A POINT 5897.12'45"E, 89.15 FEET ALONG THE LOT LINE
 1. 5897.12'45"E, 7.50 FEET FROM THE SOUTHWEST CORNER OF LOT 6 OF
 THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID LOT 6
 BEING THE NORTH LINE OF AN EXISTING PUBLIC UTILITY EASEMENT
 AS SHOWN AND NOTED ON SAID FARM AND ESTATES SUBDIVISION,
 RUNNING THENCE N10°42'44"E, 123.00 FEET TO THE SOUTH LINE OF AN
 EXISTING PUBLIC UTILITY EASEMENT AS SHOWN AND NOTED ON SAID
 FARM AND ESTATES SUBDIVISION, THENCE 89°29'32"E, 130.34 FEET
 ALONG SAID SOUTH EASEMENT LINE, THENCE S33°03'21"E, 15.91 FEET
 NORT 12°45'W, 15.91 FEET ALONG SAID NORTH EASEMENT LINE TO THE
 POINT OF BEGINNING.

THE PURPOSE OF THIS SURVEY LOT LINE ADJUSTMENT WAS TO DETERMINE THE POSITION OF THE EXISTING BLOCK WALL ON THE PROPOSED LOT LINE FOR USE IN PREPARING THE HERSON BOUNDARY DESCRIPTIONS FOR CONVEYANCE OF THE PORTION OF LOT 6 OF SECTION 28, TOWNSHIP 30 NORTH AND RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THE RECORDED PLAT OF BIG BEN LAKE SUBDIVISION. THEREAFTER, THE CORNERS MARKED DURING THE COURSE OF THIS SURVEY.

NOTE: A CLOCKWISE NOTATION OF "25407" BEARINGS SHOWN ON THE FAIRLAND AND ESTATES SUBDIVISION RECORDED PLAY WILL MATCH BEARINGS SHOWN ON THIS SURVEY'S LOT LINE ADJUSTMENT.

PREPARED BY: R&B SURVEYING
257 PRICKLEY PEAR DRIVE WASHINGTON, UTAH 84791

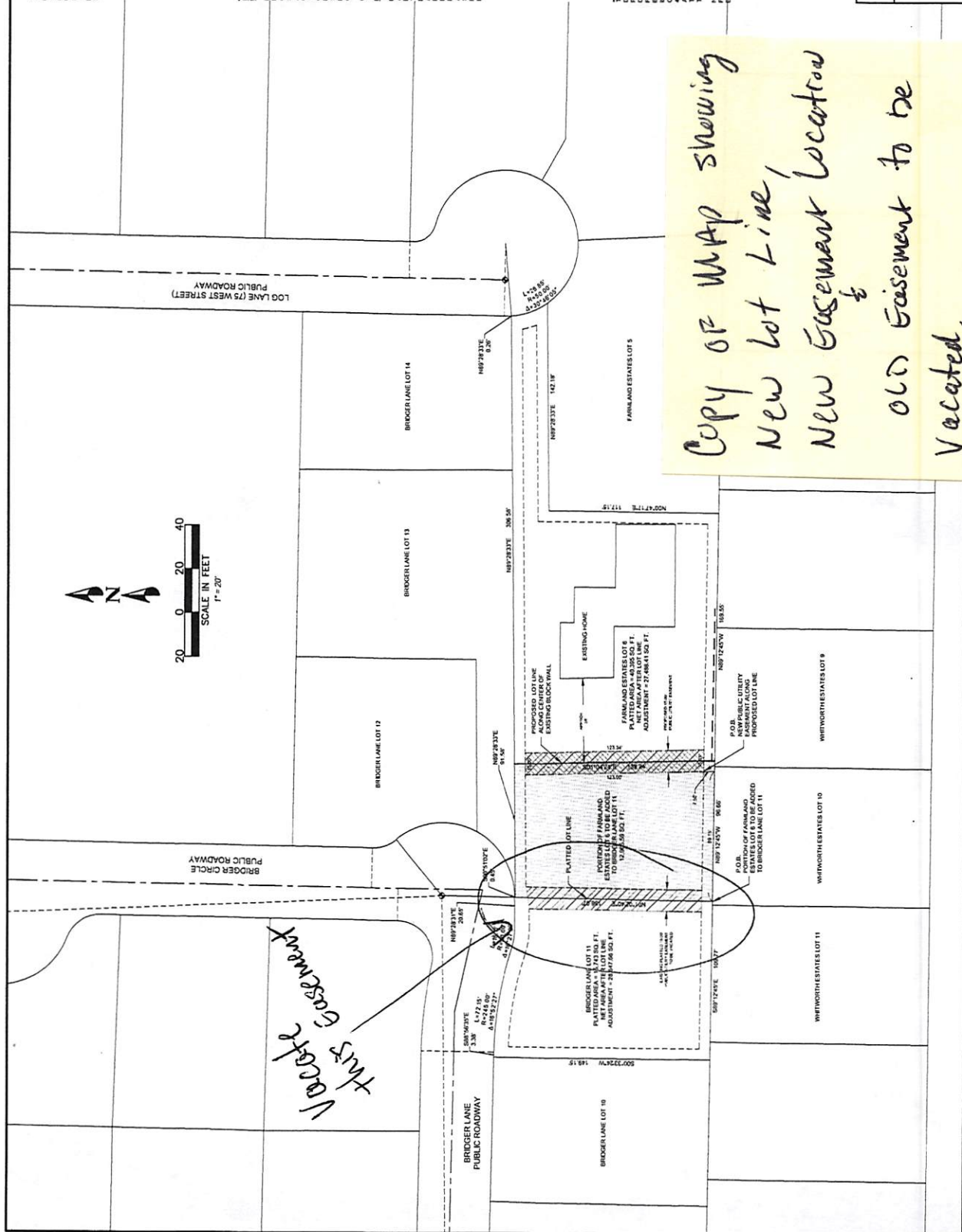
PHONE: 435-673-2918

LOCATION:
SW 1/4 SEC. 26, T42S, R15W, SLBMM

COMPLETED:

REQUISIESTED BY:
JUNE 17, 2020

JAMES MILLWARD



Copy of Map showing
New lot Line,
New Easement Location
&
old Easement to be
Vacated.
(City has 3 large
copies of maps.)



Recording Requested by:
James G. Millward and Shawnalea Millward

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
James G. Millward and Shawnalea Millward
2114 South Log Lane
Washington, UT 84780

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

A.P.N.: W-BRID-11, Part of W-FLE-6

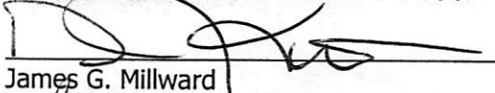
James G. Millward, as to Parcel 1, and James G. Millward and Shawnalea Millward, husband and wife as joint tenants, as to Parcel 2, Grantor, of **Washington**, **Washington** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

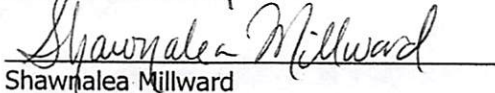
James G. Millward and Shawnalea Millward, husband and wife as joint tenants, Grantee, of **Washington**, **Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Washington** County, State of **Utah**:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this 8/6, 2020.


James G. Millward


Shawnalea Millward

Copy of Warranty
Deed w/ New
Approved Property Line

EXHIBIT "A "

A.P.N.: W-BRID-11, Part of W-FLE-6

PARCEL 1:

LOT 11, BRIDGER LANE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF FARMLAND ESTATES SUBDIVISION FILED AS ENTRY NO. 595755 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 11 OF BRIDGER LANE SUBDIVISION FILED AS ENTRY NO. 20070023325 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE NORTH 1°02'40" EAST 136.07 FEET ALONG THE WEST LINE OF SAID LOT 6 (EAST LINE OF SAID LOT 11) TO THE NORTHWEST CORNER OF SAID LOT 6 (NORTHEAST CORNER OF SAID LOT 11); THENCE NORTH 89°28'33" EAST 91.58 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 1°04'24" EAST 138.24 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°12'45" WEST 96.66 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

NOTE: A CLOCKWISE ROTATION OF 1°25'40" BEARINGS SHOWN ON THE FARMLAND ESTATES SUBDIVISION RECORDED PLAT WILL MATCH BEARINGS SHOWN ON THE SURVEY/LOT LINE ADJUSTMENT PLAT.

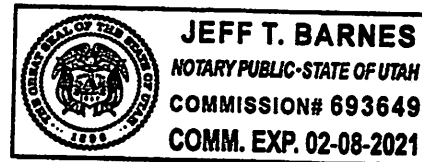
STATE OF UTAH)
County of WASHINGTON) ss.

On AUGUST 6 2020, before me, the undersigned Notary Public, personally appeared **James G. Millward and Shawnalea Millward**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 02-08-2021

Notary Public



When Recorded Return To:
Washington City
111 North 100 East
Washington, Utah 84780-1632

PUBLIC UTILITIES AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to James G. Millward and Shawnalea Millward, hereinafter referred to as "Grantors", by Washington City, hereinafter referred to as "Grantee", Grantors do hereby grant, transfer and convey unto the Grantee, a perpetual public utilities and drainage easement to use, operate, inspect, repair, maintain, replace or expand utilities and drainage facilities under and along the property described herein owned by Grantors in Washington County, State of Utah.

The perpetual easement shall be 15 feet in width across Grantor's property and is more particularly described as follow:

BEGINNING AT A POINT S89°12'45"E, 89.15 FEET ALONG THE LOT LINE AND N1°04'24"W, 7.50 FEET FROM THE SOUTHWEST CORNER OF LOT 6 OF FARMLAND ESTATES SUBDIVISION FILED AS RECORDED NO. 596755 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON THE NORTH LINE OF AN EXISTING PUBLIC UTILITY EASEMENT AS SHOWN AND NOTED ON SAID FARMLAND ESTATES SUBDIVISION, RUNNING THENCE N1°04'24"W, 123.00 FEET TO THE SOUTH LINE OF AN EXISTING PUBLIC UTILITY EASEMENT AS SHOWN AND NOTED ON SAID FARMLAND ESTATES SUBDIVISION; THENCE N89°28'33"E, 15.00 FEET ALONG SAID SOUTH EASEMENT LINE; THENCE S1°04'24"E, 123.34 FEET TO SAID NORTH LINE OF THE EXISTING PUBLIC UTILITY EASEMENT; THENCE N89°12'45"W, 15.01 FEET ALONG SAID NORTH EASEMENT LINE TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD such property to Grantee, Washington City, forever and for the uses and purposes normally associated with public utilities and drainage.

Grantee shall maintain the perpetual easement in good repair. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantors may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. If any improvement is installed, built, or placed within the easement, Grantors bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantors for any damage or loss.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, Grantors have executed this instrument this 6 day of August, 2020.

GRANTORS:


James G. Millward


Shawnalea Millward

STATE OF UTAH)

This is a copy of
the new Easement
Approved by Brandon
at public utilities.
He is Ready to Record
this new Easement once
we give him the ok.
(Waiting to vacate old Easement)

UTAH : ss
County of Washington)

On the 6 day of Aug, 2020 personally appeared before me, James G. Millward and Shawnalea Millward, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are signed hereon and acknowledged before me that they signed it voluntarily for its stated purpose.

Notary Public

Residing in: WASHINGTON, UT
My Commission Expires: 02-08-2021

