

3

12857860
09/28/2018 08:49 AM \$0.00
Book - 10716 Pg - 8837-8839
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
TAYLORSVILLE-BENNION IMP DIST
PO BOX 18579
SLC UT 84118
BY: SSA, DEPUTY - WI 3 P.

AFTER RECORDING RETURN TO:
TAYLORSVILLE-BENNION
IMPROVEMENT DISTRICT
P.O. BOX 18579
TAYLORSVILLE, UTAH 84118-8579

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SEWER LINE EASEMENT 1
SUMMIT VISTA

Tax ID No. 21174530130000

GRANTOR, for ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants and conveys unto the TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT, a body politic, an easement to construct, reconstruct, operate, repair, replace and maintain a sewer line and appurtenant structures on, over, across and through a strip of land more particularly described as follows:

SEWER LINE EASEMENT 1

A portion of Lot 2, Summit Vista Subdivision, in Taylorsville City, Salt Lake County, Utah, (book 2017, page 067); being in the Southeast Corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Taylorsville City, Salt Lake County, Utah:

Commencing at the Southeast corner of said Section 17, thence 1,796.18 feet North 89°57'49" West along the Section line; and 435.22 feet North 00°02'11" East to the South line of said Lot 2 and the true POINT OF BEGINNING; and running thence North 08°20'02" East 116.75 feet; thence South 81°39'58" East 20.00 feet; thence South 08°20'02" West 118.22 feet to said South line of Lot 2, being a point of the non-tangent curvature of which the radius point lies South 15°24'06" West; thence Westerly along the arc of a 200.00 foot radius curve to the left a distance of 20.06 feet (Central Angle equals 05°44'51", and Long Chord bears North 77°28'20" West 20.05 feet) to the POINT OF BEGINNING.

Containing 2,346 square feet more or less.

The GRANTOR SHALL NOT build thereon any permanent structures or buildings nor plant large trees whose root zones would contact or interfere with the pipeline. The easement may, however, be crossed or covered with sidewalks, curb and gutter, roadways, fences or similar improvements.

The GRANTEE HEREBY AGREES to compensate Grantor the reasonable appraised value for any damage done to Grantor's land or crops caused by Grantee in the construction, maintenance, repair, operation or replacement of said line or appurtenant facilities.

DATED this 11th day of September, 2018.

By: [Signature] By: _____

STATE OF UTAH)
County of SALT LAKE)ss.

On SEPT. 11 2018, before me, the undersigned Notary Public, personally

appeared CHRISTIAN GARONDA and _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by each individual signature on the instrument the person or the entities upon behalf of which the each person acted, executed the instrument.

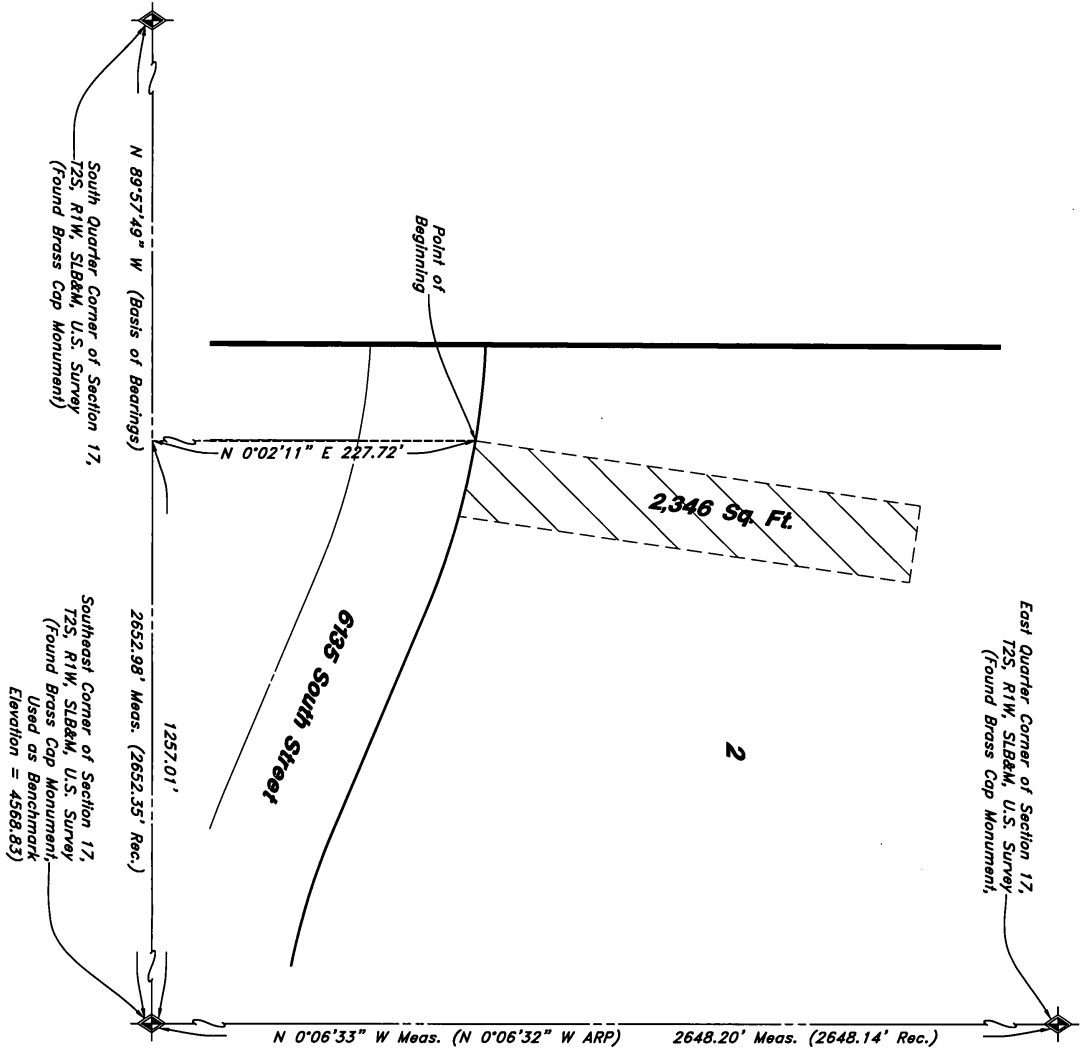
WITNESS my hand and official seal.

My Commission Expires:

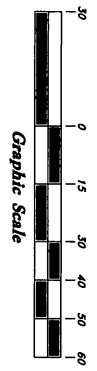
[Signature]
Notary Public



W:\15N702-KERN\DWG\15N702-EB ESMT Exhibit.dwg 9/7/2018 9:39:57 AM J-PLT 1:1



Scale: 1" = 30'



DESCRIPTION

A part of Lot 1, Summit Vista Subdivision, in Taylorsville City, Salt Lake County, Utah, (Book 2017, page 087), also being a part of the Southeast Corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Taylorsville City, Salt Lake County, Utah. Beginning of a point which is 10.55 feet North 89°57'49" West along the South line of said Lot 1, and 171.72 feet North 0°02'11" East from the Southeast Corner of said Lot 1, Summit Vista Subdivision, said point is also 1257.01 feet North 89°57'49" West along the Section Line and 227.72 feet North 0°02'11" East from the Southeast Corner of said Section 17; and running thence North 45°00'00" West 7.88 feet to a point of a non-tangent curve; thence Northwesterly along the arc of a 440.82 foot Radius curve to the left a distance of 22.03 feet (Central Angle equals 2°51'47" and Long Chord bears North 7°25'00" West 22.02 feet); thence North 45°00'00" East 6.17 feet to a point of a non-tangent curve; thence Southeastwesterly along the arc of a 443.82 foot Radius curve to the right a distance of 32.04 feet (Central Angle equals 4°07'03" and Long Chord bears South 7°15'27" East 32.03 feet) to the Point of Beginning.

Contains 135 Sq. Ft.

For Review
 Not for Recording
 09/08/2018 2:46:48 PM

Job Name: Summit Vista
 Job No: 15N702
 Date: 7 September, 2018

Sheet No:
EX-1
 Sheet Reference:
 1.1