

RETURNED
MAY 16 2008

2365648
BK 4535 PG 420

E 2365648 B 4535 P 420-423
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/16/2008 12:06 PM
FEE \$0.00 Pgs: 4
DEP MT .REC'D FOR SOUTH DAVIS SEWER
DISTRICT

When recorded return to:
SOUTH DAVIS SEWER DISTRICT
P.O. Box 4000
West Bountiful, UT 84087-4000

EXCLUSIVE SEWER EASEMENT

STS PROPERTIES, LLC, a Utah limited liability company, GRANTOR, hereby GRANTS, CONVEYS AND WARRANTS to SOUTH DAVIS SEWER DISTRICT, GRANTEE, of West Bountiful, Utah, its successors and assigns, for the sum of One Dollar and other considerations, the sufficiency of which is hereby acknowledged, easements, insofar as the same lies within the property of GRANTOR, to access, construct, reconstruct, operate, repair, replace and maintain a sewer collection line on, in, over, upon and across the following described property in Davis County, State of Utah for the exclusive benefit of the parcel described in Exhibit "A" (the "Benefited Parcel"):

A 20-foot wide exclusive sewer easement, across Lots 15 and 16 of the River Bend Industrial Subdivision located in Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

The northernmost 20 feet of Lot 15 and the northernmost 20 feet of Lot 16 of the River Bend Industrial Subdivision, as recorded in the official records of the Davis County, Utah Recorders Office. Said 20-foot permanent sewer easement encompasses 0.23 acres, more or less.

(South Davis Sewer District's Manhole Number: K001-001)

TAX SERIAL Numbers: 01-400-0015 and 01-400-0016

GRANTEE, by acceptance of this Easement, agrees to replace or repair, with materials of like kind and quality, any existing fences, ditches, pipelines, driveways or roadways, including the appurtenances thereto, damaged or destroyed in said construction, and to replace surface soil within the easement area.

GRANTOR agrees not to construct any permanent structure or building within the easement area, but may cross the same with sidewalks, curb, gutter, roadways, driveways, fences or similar improvements.

IN WITNESS WHEREOF, said GRANTOR has caused this instrument to be executed this 30 day of April, 2008.

STS PROPERTIES, LLC
a Utah limited liability company

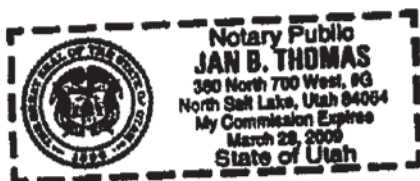
By: _____



Tom Stuart, Manager

STATE OF UTAH,)
) SS.
COUNTY OF DAVIS)

On the 30 day of April, 2008, personally appeared before me TOM STUART, who being by me duly sworn did say that he is the Manager of STS PROPERTIES, LLC, a Utah limited liability company, the entity that executed the foregoing instrument, and acknowledged to me that he executed the foregoing instrument for and on behalf of said limited liability company.



Jan B Thomas
.. Notary Public ..

Foregoing Easement document accepted by Grantee therein named this 15th day of May, 2008.

South Davis Sewer District
By: Charles L Payne
Chairman, Board of Trustees

EXHIBIT "A"

Legal Description of Benefited Parcel

Government Lot 1, in Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING the following described parcel:

A parcel of land located in Government Lot 1, Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, State of Utah more fully described as follows:

BEGINNING at a point South 00°37'40" West 548.93 feet along the east line of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian, from the Northeast Corner of said Section 9, and thence South 00°37'40" West 102.13 feet along said east line to the south line of that property described as Parcel 17 in Book 1795 at Page 269 of the Davis County Official Records; thence along said south line the following four (4) courses: 442.29 feet along the arc of a 650.00 foot radius curve to the left (bearing to radius point is South 70°23'11" West) having a central angle of 38°59'13"; North 58°36'02" West 312.63 feet; North 54°19'17" West 69.54 feet; and 135.69 feet along the arc of a 140.00 foot radius curve to the right (bearing to radius point is North 35°40'43" East) having a central angle of 55°31'57" to a point on the north line of said Section 9; thence along said north line South 89°30'16" East 42.00 feet to a point North 89°30'16" West 620.44 feet from said Northeast Corner; thence 95.51 feet along the arc of a 98.00 foot radius curve to the left (bearing to radius point is South 88°28'56" East) having a central angle of 55°50'22"; thence South 54°19'17" East 67.97 feet; thence South 58°36'02" East 311.06 feet; thence 374.74 feet along the arc of a 692.00 foot radius curve to the right (bearing to radius point is South 31°23'58" West) having a central angle of 31°01'39" to the POINT OF BEGINNING.

Net area of the Benefited Parcel is 3.71 acres, more or less.

TAX SERIAL Number: 01-098-0003

W CENTER ST

S JORDAN RIVER DR

W JORDAN RIVER DR

RIVER BEND IND SUB
LOT 15

RIVER BEND IND SUB
LOT 16

20' Sanitary Sewer Easement
(Not to Scale)



•L000-000

K001-000

K001-001

K001-002

S-1200-W

K001-000

K001-010