

8858537

When Recorded Return to:
SJL Investments
14674 South Oak Point Drive
Bluffdale, UT 84065

8858537
10/21/2003 12:03 PM 12.00
Book - 8898 Pg - 7260-7261
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SJL INVESTMENTS
14674 S OAK POINT DR
BLUFFDALE UT 84065
BY: ZJM, DEPUTY - WI 2 P.

PARCEL NO.: 27-14-253-001

GRANTOR: Great Oaks, LLC

as part of Southtown Business Park - Lot 3A and 3B

Page 1 of 3

LATERAL EASEMENT

A ten (10) foot wide lateral easement located in the Northeast Quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey;

For the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S) hereby grant, convey, sell, and set over unto SJL Investments, owner of Lot 3a of the Southtown Business Park Subdivision, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer laterals, and other sewer collection and transmission structures and facilities, hereinafter called Facilities, insofar as they lie within the property of the GRANTOR(S), said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel of the GRANTOR'S land lying within a strip ten (10) feet wide, said strip extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point on the East line of Lot 3, South Town Business Park as recorded with the office of the Salt Lake County Recorder, said point being South 20°39'11" East 61.32 feet and South 13°53'29" West 75.84 feet from the Northeast Corner of said Lot 3, said point also being South 89°29'36" West 1467.04 feet and North 315.44, and North 13°53'29" East 190.94 feet from the Center of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°33'24" West 106.16 feet, thence South 88°26'28 West 225.86 feet, thence South 66°01'53" West 12.89 feet to a point on the East line of Lot 3A, Southtown Business Park Lot 3 Amended, said point also being the point of termination.

Contains: 0.079 acres (approx. 344.91 l.f.)

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents, and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities.

During construction periods, GRANTEE and its agents may use such portions of GRANTOR'S property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. The contractor performing the work shall restore all property through which the work traverses, to as near its original condition as is reasonably possible.

BK 8898 PG 7260

GRANTOR(S) shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR(S) shall not build or construct or permit to be built or constructed over or across said right-of-way, any building or other improvements, nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR(S) and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR(S) have executed their right-of-way and easement this 20 day of October, 2003.

<u>County Parcel No.</u>	<u>Acreage</u>	<u>GRANTOR(S)</u>
27-14-253-001	0.079	
	approx. 344.91 l.f.	

Great Oaks, LLC

By: M Owen
Owner

Its: Manager
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 20 day of October, 2003, personally appeared before me M. Owen who being by me duly sworn did say that (s)he is the manager of Great Oaks, LLC, a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

Ronnie Evans
Notary Public

My Commission Expires: 7-15-04

Residing in: Sandy UT

