

When recorded please return to:
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

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03/18/2005 11:10 AM \$0.00
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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: SAM, DEPUTY - WI 3 P.

Address 555 W. 9000 So. Sandy, UT Parcel ID# 21-01-301-004

GRANT OF EASEMENT FOR WATER LINES

Tai-Pan Holdings, LLC, a Utah Limited Liability Co. residing in Salt Lake County, Utah, Grantor, hereby grant, convey and warrant to SANDY CITY CORPORATION, a Utah municipal corporation, Grantee, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and access right-of-way for the construction, repair, maintenance, inspection, replacement or removal of water pipelines for the transportation of water through, across, over and under the described premises, together with all rights of ingress, and egress along said easement necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation and enjoyment of this easement, the right to go upon so much of Grantor's property as is reasonably necessary to complete the construction of the pipelines, and the right to place dirt, materials and equipment upon Grantor's property near or adjacent to the easement. The easement is more particularly described as the following property in Salt Lake County, Utah:

See Attached Exhibit

This easement shall be binding on the Grantor and Grantee and their respective successors and assigns.

WITNESS the hand of said Grantor this 6 day of Jan, A.D. 2005

By *Mike Stangl*

STATE OF UTAH)
 : ss
County of Salt Lake)

On the 6 day of Jan, A.D. 2005, personally appeared before me *Mike Stangl*, who acknowledged that he signed the foregoing instrument.

Cathy Kendall
NOTARY PUBLIC,
Residing at: *Taylorville*

My Commission Expires:

1-23-05

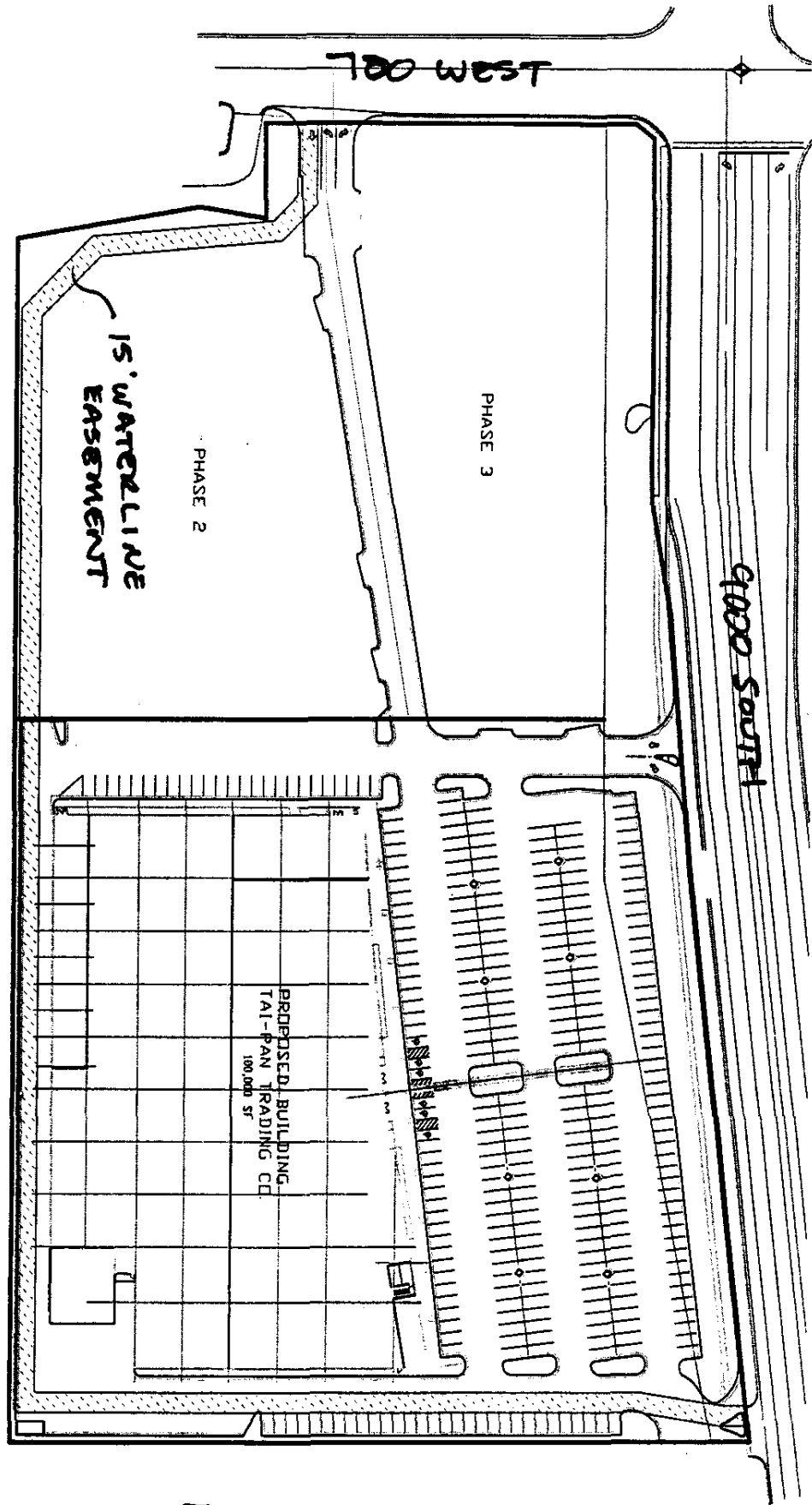


15.00' Waterline Easement
Located in the Southwest Quarter of Section 1,
Township 3 South, Range 1 West,
Salt Lake Base & Meridian.

Beginning at a point being South 89°58'11" East 1004.24 feet along the quarter section line and North 10.26 feet from the West Quarter Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running;

thence South 20.65 feet;
thence South 9°17'01" West 61.99 feet;
thence South 468.32 feet;
thence West 820.18 feet;
thence North 45°00'00" West 74.47 feet;
thence North 4°50'39" West 136.41 feet;
thence North 45°00'00" West 25.95 feet;
thence West 52.87 feet to the east line of 700 West Street;
thence North 0°13'48" East 15.00 feet along the east line of said 700 West Street;
thence East 59.02 feet;
thence South 45°00'00" East 37.65 feet;
thence South 4°50'39" East 136.41 feet;
thence South 45°00'00" East 62.78 feet;
thence East 798.96 feet;
thence North 454.54 feet;
thence North 9°17'01" East 61.99 feet;
thence North 17.78 feet;
thence North 83°42'50" East 15.09 feet to the point of beginning.

Contains 24,670 square feet. 0.57 acres.



- PDR COPY -
CO. RECORDER

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