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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MT OLYMPUS IMPROVEMENT DIST
3932 S 500 E
SLC UT 84107-1895
BY: STP, DEPUTY - WI 5 P.

When Recorded, Please Mail To:
Tammy Gonzales, Clerk
Mt. Olympus Improvement District
3932 South 500 East
Salt Lake City, Utah 84107-1895

Parcel ID: #22054280240000

**GRANT OF EASEMENT
FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER
COLLECTION AND TRANSPORTATION FACILITIES**

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **45 Twelve, LLC, a Utah Limited Liability Company**, Grantor, hereby convey and warrant to Mt. Olympus Improvement District, a Special District of the State of Utah, (the "District") Grantee, of Salt Lake County, Utah, for the benefit of the District and in the public interest, a permanent easement and right-of-way (the "Easement") for the purpose of constructing, operating and maintaining one or more underground pipelines in the easement and all related equipment and apparatus including, without limitation, electrical lines and communication facilities relating thereto and manholes and other means of access on the surface of the Easement (collectively, the "Facilities"); the Easement granted herein for the collection and transportation of wastewater as permitted by the District in the exclusive discretion of the District, over, across, through and under the premises of the Grantor situated in Salt Lake County, Utah which premises are described on Exhibit "A" which is attached hereto and incorporated herein by reference. The Easement conveyed hereby is 10 feet wide, 5 feet on each side of the centerline of the Pipe. The Easement is more particularly described on Exhibit "B" which is attached hereto and incorporated herein by reference.

Granting to Mt. Olympus Improvement District a perpetual right of ingress and egress to and from and along the Easement with the right to construct, install, operate, maintain, repair, replace, reconstruct, augment and/or remove the Facilities and such other facilities deemed necessary by the District for the collection and transportation of wastewater, together with the right to use such other property of Grantor as may be reasonably necessary for ingress and egress to the Easement and for the other purposes set forth above and the right, in Grantee's sole discretion, to allow other persons to utilize the Easement for the purpose of constructing, maintaining, operating and repairing certain of the Facilities and for the purpose of constructing, maintaining, operating, repairing and connecting pipelines and appurtenances to the Facilities which are owned and operated by the Grantee or other persons.

GRANT OF EASEMENT

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PAGE TWO

Nothing contained herein shall: (i) constitute acceptance or ownership by the District of any sewer laterals or other facilities installed and/or maintained by persons other than the District; nor (ii) constitute acceptance or ownership by the District of any Facilities installed and/or maintained by persons other than the District prior to the time that the District officially accepts such Facilities.

Grantor shall have the right to utilize the surface of the Easement for uses which are not inconsistent with the rights granted to the Grantee herein, however Grantor shall not construct any structures or other permanent improvements on the surface of the Easement without first obtaining Grantee's express written consent, which consent may be withheld in Grantee's sole discretion.

The Grantee hereby agrees to repair or replace any damages to Grantor's land or crops caused by the Grantee, but not to permanent improvements encroaching upon the Easement (whether or not permitted by Grantee), in the construction, maintenance, repair, operation, replacement, or removal of the Facilities.

WITNESS the hand of said Grantor this 8th day of August, 2019.


45 Twelve, LLC WARRER

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

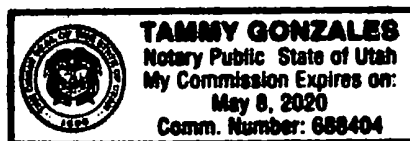
The foregoing instrument was acknowledged before me this 8th day of August, 2019, by Kasey Kershaw.

(Seal)

Tammy Gonzales
Notary Public for Utah
Residing at:

My Commission Expires:

May 8, 2020



GRANT OF EASEMENT

EXHIBIT "A"

[Grantor's Property]

Real property located in Salt Lake County, Utah, described as:

BEGINNING AT NORTHWEST CORNER OF AUBURN COURT SUBDIVISION RECORDED NOVEMBER 2, 2011 AS ENTRY NO. 11273048, IN BOOK 2011P, AT PAGE 141 ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°54'45" WEST 458.94 FEET ALONG THE MONUMENT LINE OF 4500 SOUTH STREET AND SOUTH 00°05'55" WEST 33.00 FEET FROM THE SALT LAKE COUNTY MONUMENT NO. 2S1E056B, SAID MONUMENT BEING LOCATED AT THE INTERSECTION OF 4500 SOUTH STREET AND 1300 EAST STREET, AND RUNNING THENCE SOUTH 241.79 FEET ALONG THE WEST LINE OF SAID AUBURN COURT SUBDIVISION; THENCE WEST 5.71 FEET; THENCE SOUTH 55.00 FEET; THENCE WEST 245.00 FEET TO THE SOUTHWEST CORNER OF RILEY SUBDIVISION RECORDED DECEMBER 8, 2004, AS ENTRY NO. 9243028, IN BOOK 2004P, AT PAGE 365, ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 120.17 FEET ALONG THE WEST LINE OF SAID RILEY SUBDIVISION; THENCE NORTH 89°54'45" WEST 75.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 1200 EAST STREET (A 60 FOOT WIDE ROAD); THENCE NORTH 00°00'25" EAST 177.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 89°54'45" EAST 75.06 FEET TO THE WESTERLY LINE OF SAID RILEY SUBDIVISION; THENCE ALONG THE BOUNDARY OF LOT 2, RILEY SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) SOUTH 144.44 FEET; 2) EAST 113.00 FEET; 3) NORTH 144.27 FEET; THENCE SOUTH 89°54'45" EAST 137.71 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

[Centerline of Easement]

The centerline of a 10 foot wide easement located in the property described in Exhibit "A", which centerline is described as:

AN EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT BEING 10 FEET IN WIDTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

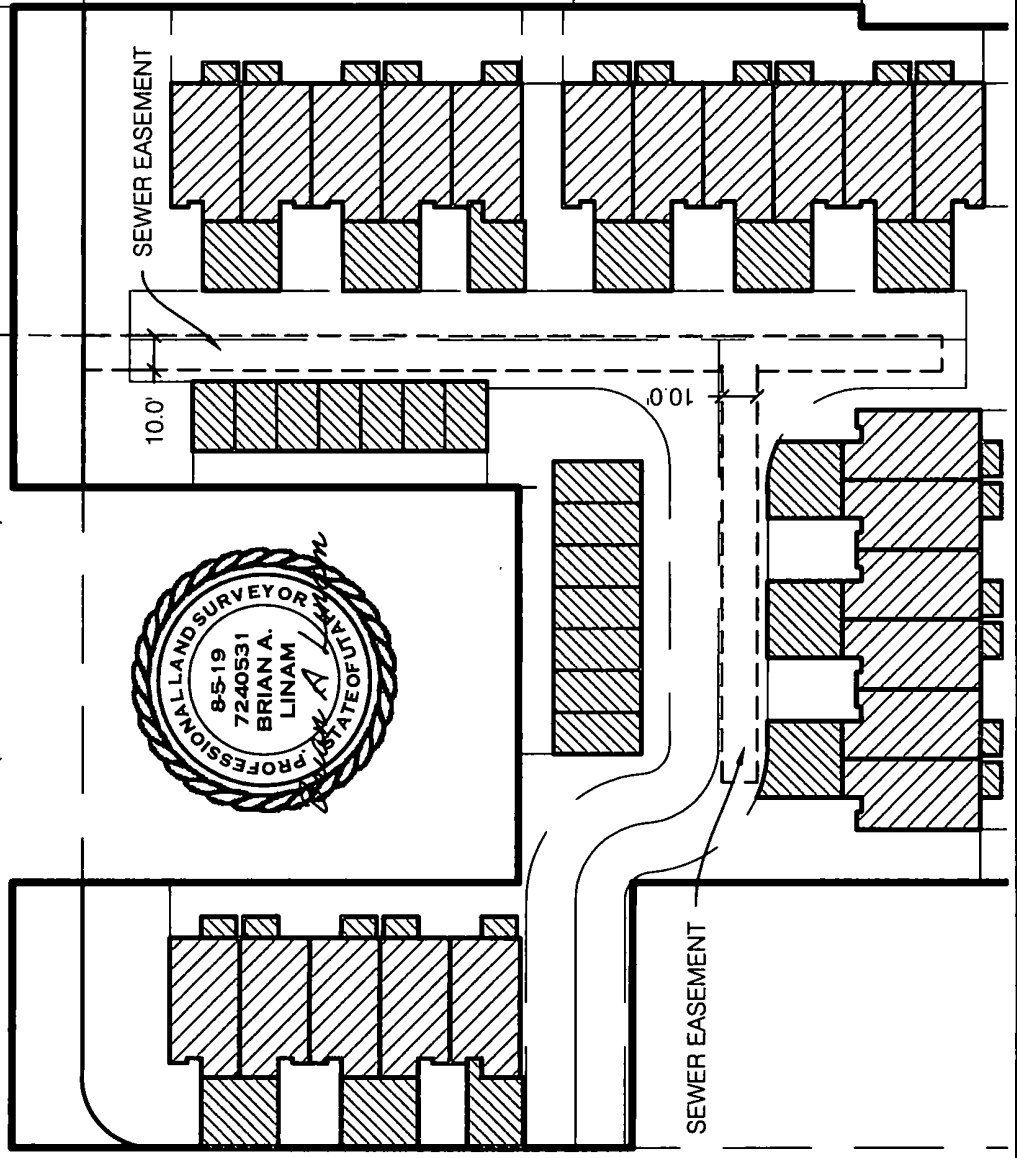
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4500 SOUTH STREET, SAID POINT BEING SOUTH 89°54'45" EAST 261.86 FEET ALONG THE MONUMENT LINE AND SOUTH 00°05'55" WEST 53.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF 4500 SOUTH AND 1200 EAST STREETS, AND RUNNING THENCE SOUTH 00°04'57" WEST 187.20 FEET; THENCE SOUTH 57.65 FEET; THENCE WEST 10 FEET; THENCE NORTH 52.66 FEET; THENCE WEST 118.02 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 118.03 FEET; THENCE NORTH 00°04'57" EAST 182.21 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE SOUTH 89°54'45" EAST 10.00 FEET TO THE POINT OF BEGINNING.



SEWER EXHIBIT

4500 SOUTH
(PUBLIC ROAD)

1200 E.
(PUBLIC ROAD)



SCALE: 1" = 50'

DRAWN: BAL	8/5/2019
CHECKED: KD	8/5/2019
APPROVED:	8/5/2019

**45 TWELVE
TOWNHOMES**
4500 S. 1220 E. MILLCREEK

SEWER EXHIBIT

DWG. NO. 1802024sp.dwg
PROJECT. NO. 1802024