

After recording, return to:
Salt Lake City Department of Airports
Planning and Environment
P.O. Box 145550
Salt Lake City, Utah 84114-5550

13641615
4/23/2021 2:35:00 PM \$40.00
Book - 11162 Pg - 7732-7737
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

AVIGATION EASEMENT

Avigation Easement affecting county tax parcel number 21-19-100-027-0000.
(number)

BOYER 6200 WEST JORDAN, LC
(Exact names of all current owners)

Hereinafter referred to as "Grantor" hereby grants and conveys to SALT LAKE CITY CORPORATION, hereinafter referred to as "Grantee," for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, a perpetual non-exclusive easement in the airspace above and over the parcel of land described in Exhibit "A," attached hereto and by this reference incorporated herein, hereinafter referred to as the "Real Property," for the free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting persons or property through the air, in, through, across and about the airspace (defined below) over the Real Property, and all other aeronautical activities therein. The term "Airspace" shall mean that space above the Real Property which is above the height limit established for the South Valley Regional Airport by the Salt Lake City Code, which for the Real Property is that space above the flat plain 4,756.5' feet mean sea level, as determined by U.S.G.S. datum coterminous with the boundaries of the Real Property (hereinafter referred to as the "Airspace").

Grantor further agrees that the easement and rights hereby granted to the grantee in the Airspace above and over the Real Property are for the purpose of insuring that the Airspace shall remain free and clear for the flight of aircraft landing at or taking off from or otherwise using the South Valley Regional Airport described in Exhibit "B" attached hereto and by this reference incorporated herein, in accordance with applicable laws, rules, regulations and other ordinances (hereinafter referred to as "Airport"). Said easement and the rights appertaining thereto shall be for the benefit of Grantee, its successors, assigns, guests, invitees, including any and all persons, firms or corporations operating aircraft to or from the Airport. In perpetuity, said easement and the burden thereof, together with all things which may be alleged to be incidental to or to result from the use and enjoyment of said easement, shall constitute permanent burdens and servient tenements on the Real Property and the same shall run with the land and be binding upon and enforceable against all successors in right, title or interest to said Real Property and shall be unlimited as to frequency.

Grantor agrees that it, its heirs, successors and assigns shall not hereafter erect or permit the erection or growth of any object within the Airspace. This easement grants the right of flight for the passage of aircraft in the Airspace, together with the right to cause or create, or permit or allow to be caused or created in the Airspace, and within, above and adjacent to the Real Property, such annoyances as may be inherent in, or may arise or occur from or during the operation of aircraft.

WITNESS the hand of Grantor this 22 day of April, 2021

GRANTOR(S)

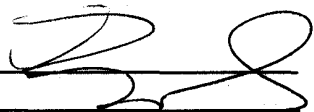
ENTITY:

Company Name: _____

Signed by: _____

Print Name: _____

Title: _____


Brian Gochnour
Manager

INDIVIDUAL:

Print: _____

Name: _____

Title (if any): _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

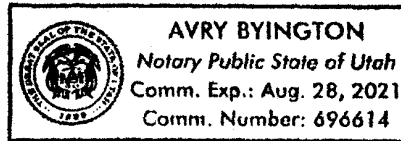
STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 22 day of April, 2021, personally appeared before me Brian Gochnour, who being duly sworn, did say that (s)he is a Manager of Boyer 6200 West Jordan, LC, a limited liability company existing under the laws of the State of Utah; and that said instrument was signed with proper authority by him/her on behalf of said limited liability company and said Brian Gochnour acknowledged to me that said limited liability company executed the same.

Avry Byington
NOTARY PUBLIC, residing in Davis County

My Commission Expires:

8/28/2021



The following description is the Grantor's Real Property situated in Salt Lake
County, commonly referred to as

(Name of subdivision, if applicable)
Subdivision.

DESCRIPTION: (Tax Parcel # 21-19-100-027-0000)



Parcel Details for Parcel Number • 21-19-100-027-0000
Active Parcel Number

Acreage:	Address:	Land Value:	Building Value:	Total Value:
14.0500	4701 W 6200 S	3,853,500.00	0.00	3,853,500.00

Legal Description • Property Description For Taxation Purposes Only
LOT 113, GRANITE LEGACY SUB PH 1

Parcel Number Ownership
Owner(s) of Record Found: 1

Owner Name	Interest
BOYER 6200 WEST JORDAN, LC	

(Please attach to this Exhibit A the Tax Assessor's legal description (County printout) showing ownership, or other evidence of ownership as approved by City.

OWNERSHIP CERTIFICATE

Without limitation, the undersigned hereby represent to Salt Lake City Corporation that they constitute all of the owners of the Real Property bearing Salt Lake County Tax Parcel Number 21-19-100-027-0000 as of the date set forth below, and they further represent and agree as follows:

They have full capacity to execute this Avigation Easement and make a binding conveyance thereof, and they know of no other acts in addition to the execution of this Avigation Easement necessary to make a valid and binding conveyance of the same.

They will not transfer any interest in the Real Property prior to the recording of this Avigation Easement by Salt Lake City Corporation without providing prior written notice to the City.


There is no other person or entity having any rights or interests with respect to the Real Property whose consent or conveyance may be necessary in order to make this Avigation Easement fully enforceable against the Real Property with respect to all parties.

After the recording of this Avigation Easement, they will obtain the consent or conveyance of any party with rights or interests created prior to that time which may be necessary in order to make this Avigation Easement fully enforceable against the Real Property with respect to all parties.

Date: 4/22/2021

Record Owners of Salt Lake County Tax
Parcel Number 21-19-100-027-0000

ENTITY:

Company Name: _____
Signed by: 
Print Name: Brian Gochnour
Title: Manager

INDIVIDUAL:

Print Name: _____
Title (if any): _____