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03/20/2007 03:49 PM \$16.00
Book - 9437 Pg - 7163-7166
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SEAN RAILTON
PO BOX 2001
PARK CITY UT 84060
BY: EPM, DEPUTY - WI 4 P.

EPM

SANITARY SEWER EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells and sets over unto Wayne Harrier, an individual, GRANTEE, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, manholes and laterals (the "Facilities") benefiting the GRANTEE's real property at 17 N. West Capital Street, Salt Lake City, Utah, legally described in Exhibit "A" hereto and no other property, such right-of-way and easement being situated in Salt Lake City, State of Utah, and burdening the GRANTOR'S property legally described, and in the location depicted graphically on, Exhibit "A" hereto. Exhibit "A" consists of three pages of descriptions and drawings.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, with the right to ingress and egress in said GRANTEE, its employees, agents and contractors, to enter upon the above-described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace the Facilities. During construction periods, GRANTEE and its agents may use such portion of GRANTOR'S property along and adjacent to said easement as may be reasonably necessary in connection with the construction or repair of said Facilities. The GRANTEE shall bear exclusively all construction and maintenance costs relating to the Facilities and, following construction of the Facilities, shall restore all property through which the work traverses to as near its original condition as is reasonably possible, or otherwise as shown on Exhibit "A" hereto. Part of the consideration for this easement is GRANTEE'S obligation to construct and maintain the Facilities in accordance with Exhibit "A". GRANTEE hereby agrees to indemnify and hold GRANTOR harmless from and against any and all cost, loss or claim made against GRANTOR or GRANTOR's property by reason of GRANTEE's construction, operation or maintenance, or the lack thereof, of the Facilities. This right-of-way and easement shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the GRANTEE, and run with the GRANTEE's land. The Easement granted herein shall be perpetual in duration.

Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of any of the properties or the Easement to or for the general public or for any public purposes whatsoever, it being the parties' intention that this Agreement be strictly limited to and for the purposes expressed herein.

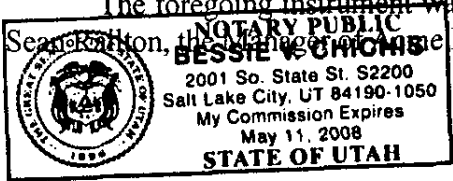
IN WITNESS WHEREOF, the GRANTOR has executed this Easement this 20 day of March, 2007.

ACME HOLDING, L.L.C.

By [Signature]
Its Manager

STATE OF UTAH)
:ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on MARCH 20, 2007, by Seam Railton, the Manager of Acme Holding, L.L.C.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

Grantor's Property:

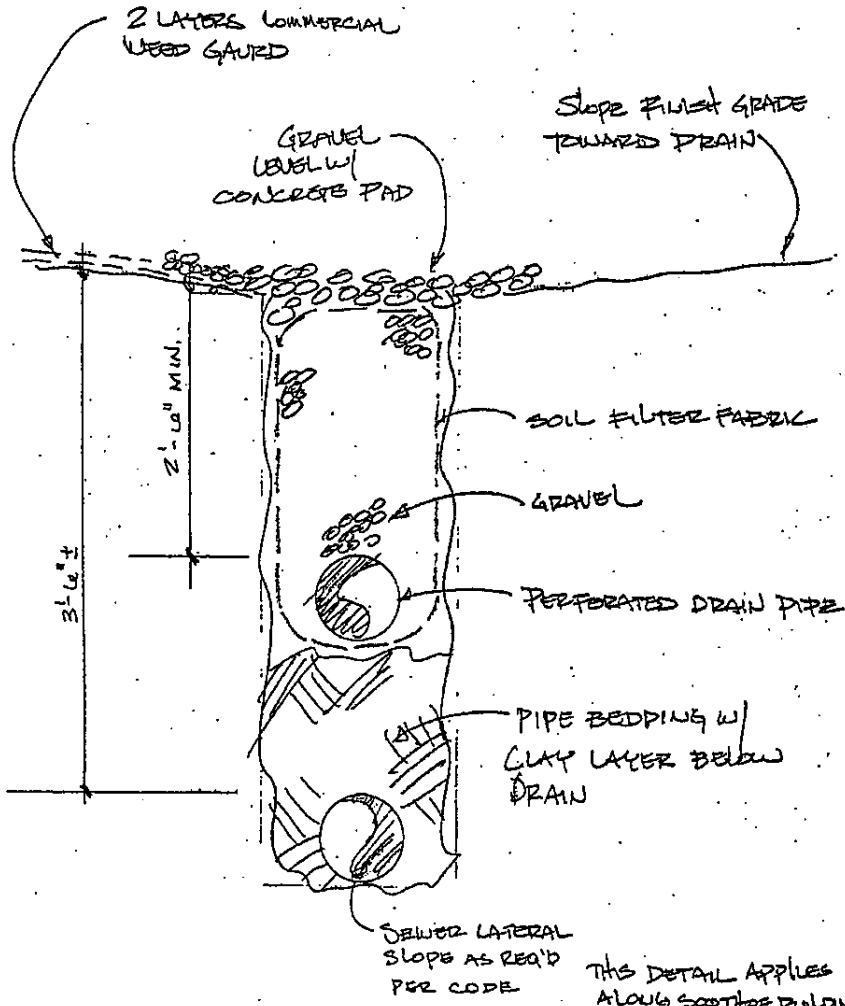
Beginning at the Southwest Corner of Lot 8, Block 32, Plat E, Salt Lake City Survey; thence North 31 degrees 45 minutes West 112.83 feet; thence East 63 feet; thence South 4 feet; thence East 10 feet; thence North 11.58 feet; thence East 81 feet; thence South 11.58 feet; thence East 89.5 feet; thence South 91.59 feet; thence West 185 feet to the point of beginning.

Tax I.D. No. 08254770050000

Grantee's Property:

Beginning at the Southeast Corner Lot 8, Block 32; Plat E, thence West 148.88 feet; thence North 91.58 feet; thence East 66 feet; thence Southeasterly along a 40 feet radius curve to the left 64.03 feet; thence Southeasterly along a 25 feet radius curve to the right 24.88 feet; thence South 31 degrees 55 minutes East 45.06 feet to the point of beginning.

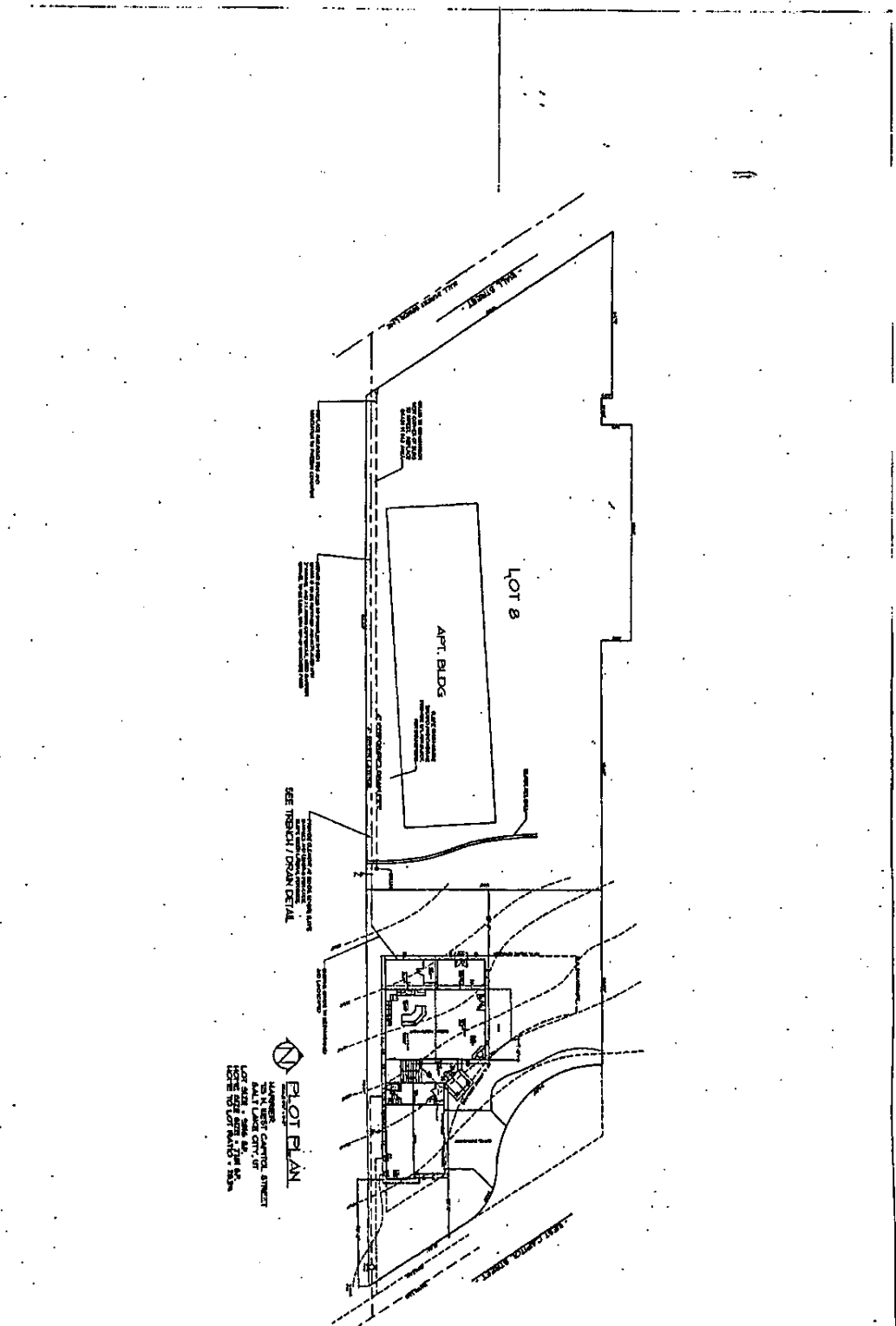
Tax I.D. No. 08-25-477-031-0000



TRENCH/DRAIN DETAIL

THIS DETAIL APPLIES ALONG SOUTH SIDE OF BUILDING TO WEST CORNER. GRASS TO REMAIN FROM WEST CORNER OF BLDG TO STREET.

POOR COPY -
CO. RECORDER



PLAT PLAN
MANAGED BY CAPITAL STREET
SALT LAKE CITY, UT
LOT 8 OF 10
SEE THE FULL PLAN AT 7:30 PM

SP	HARRIER		WEST CAPITOL STREET SALT LAKE CITY, UT	NO. 10
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