

10217850

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

10217850
09/10/2007 03:45 PM \$20.00
Book - 9513 Pg - 5913-5916
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
P O BOX 908
DRAPER UT 84020
BY: KAM, DEPUTY - WI 4 P.

PARCEL I.D.# 27-20-100-017, 27-20-100-018,
27-20-100-019, 27-20-100-020, 27-20-100-021
GRANTOR: BDN Land Investment LC and BG Ventures LC
(North District)
Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast Quarter of Section 20, 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 consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, perpetual rights-of-way and easements to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, said strips extending eight (8) feet Easterly and Northerly, or to the right and twelve (12) feet Westerly and Southerly or to the left of and lying parallel and adjacent to lines of reference and projection thereof, more particularly described as follows:

Beginning at a point on the North Line of 11400 South Street as it is to be widened to 60.50 foot half-width located 92.93 feet North 89°47'29" West along the Quarter Section Line; and 60.50 feet North 0°12'31" East from the Center of said Section 20; and running thence North 6°03'53" West 185.11 feet; thence North 89°47'29" West 642.64 feet to the Easterly Line of future Summer Heights Drive as it is to exist at 27.50 foot half-width and the endpoint of this Easement reference Line.

Also beginning at a point on the Westerly Line of future Summer Heights Drive as it is to exist at 27.50 half-width located 799.66 feet North 89°47'29" West along the Quarter Section Line; and 281.69 feet North 0°12'31" East from the Center of said Section 20; and running thence Westerly along the arc of a 1160.50 foot radius curve to the left a distance of 423.50 feet (Center bears South 13°00'53" West; Central Angle equals 20°54'32" and Long Chord bears North 87°26'23" West 421.16 feet) to the endpoint of this Easement reference Line.

The sidelines of the previously described easement are to be lengthened or shortened to exactly match the Street Right-of-Way Lines.

Contains: 0.573 acres (approx. 24,939 s.f.)

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the rights-of-way and easements as may be reasonably necessary in connection with the construction or repair of the 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. GRANTORS shall have the right to use the above-described property except for the purposes for which these rights-of-way and easements are granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed these rights-of-way and Easements this 6 day of September, 2007.

<u>County Parcel No.</u>	<u>Acreage</u>	<u>GRANTOR(S)</u>
27-20-100-017	0.573	
27-20-100-018	(approx. 24,939 s.f.)	
27-20-100-019		
27-20-100-020		
27-20-100-021		

BDN Land Investment LC

By: [Signature]

Its: Manager
Title

STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

On the 6th day of September, 2007, personally appeared before me Devon M Glenn who being by me duly sworn did say that (s)he is the Manager of BDN Land Investment LC, 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.

Misty Sandward
Notary Public

My Commission Expires: May 12, 2010

Residing in: Salt Lake

NO NOTARY SEAL
CO. RECORDER

BG Ventures LC

By: [Signature]

Its: MANAGER
Title

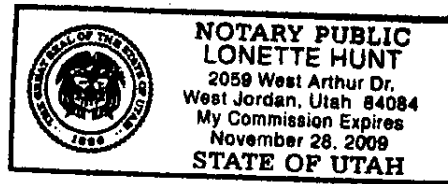
STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 6th day of September, 2007, personally appeared before me Bryson Garbett who being by me duly sworn did say that (s)he is the manager of BG Ventures LC, 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.

[Signature]
Notary Public

My Commission Expires: 11/28/09

Residing in: Salt Lake County





Proposed Easement

North District
Sanitary Sewer Easement

9-4-07

DESIGNED

CHECKED

M. Foerster

DRAWN

APPROVED

M. Hicken
M. Foerster

The District

River Heights Drive (3800 West)

Summer Heights Drive

11400 South

1" = 200'

