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07/08/2015 03:43 PM \$12.00
Book - 10341 Pg - 6629-6630
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
YATES BOLINDER & YATES
1985 COVEY VIEW COURT
SALT LAKE CITY UT 84106
BY: TRP, DEPUTY - WI 2 P.

When recorded return to:
Yates, Bolinder, & Yates, LLC
1985 Covey View Court
Salt Lake City, Utah 84106

GRANT OF STORM DRAIN EASEMENT

A Twenty (20) foot wide Storm Drain Easement located in the west half of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Yates, Bolinder, & Yates, LLC, the undersigned owner of Lot 11, Riverbend Industrial Park, as GRANTORS hereby grant, convey, and set over unto Yates, Bolinder, & Yates, LLC, a Utah limited liability company and owner of Lot 12, Riverbend Industrial Park, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace storm drain lines, and facilities, hereinafter called FACILITIES, an easement, being situate in Salt Lake City, Salt Lake County, State of Utah, over and through a portion of the GRANTORS land, more particularly described as follows:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS PER THE RECORDED PLAT OF RIVERBEND INDUSTRIAL PARK SUBDIVISION BEING SOUTH 89°53'01" WEST FROM A FOUND SLC MONUMENT AT THE INTERSECTION OF REDWOOD AND INDIANA AVE AND A FOUND SLC MONUMENT IN INDIANA AVE AT ORANGE STREET.

BEGINNING AT A POINT ON THE SOUTH LINE OF RIVERBEND INDUSTRIAL PARK LOT 11 AMENDED BY ENTRY 12072036, BOOK 10334, PAGE 5817-5818 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 00°03'59" EAST ALONG THE EAST LINE OF SAID RIVERBEND INDUSTRIAL PARK, RECORDED AT BOOK 2006P, PAGE 164 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE 475.64 FEET AND NORTH 90°00'00" WEST ALONG SAID SOUTH LINE OF AMENDED LOT 11 315.29 FEET FROM THE SOUTHEAST CORNER OF LOT 12 AND SOUTHEAST CORNER OF SAID RIVERBEND INDUSTRIAL PARK; SAID POINT ALSO BEING SOUTH 00°03'59" WEST 2166.23 FEET AND NORTH 90°00'00" WEST 315.29 FEET FROM THE CALCULATED NORTHWEST SIXTEENTH CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°00'49" EAST 21.29 FEET; THENCE NORTH 35°27'18" WEST 40.64 FEET; THENCE NORTH 74°10'18" WEST 28.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF WINDING RIVER COVE; THENCE SOUTH 00°02'47" EAST ALONG SAID RIGHT OF WAY LINE 20.79 FEET; THENCE SOUTH 74°10'18" EAST 15.55 FEET; THENCE SOUTH 35°27'18" EAST 27.22 FEET; THENCE SOUTH 00°00'49" WEST 14.89 FEET TO SAID SOUTH LINE OF AMENDED LOT 11; THENCE SOUTH 89°59'48" EAST ALONG SAID SOUTH LINE 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1478 SF MORE OR LESS

15-10-304-002

