

When Recorded Return to:
South Valley Sewer District
PO Box 629
Riverton UT 84065

12697870
1/16/2018 11:15:00 AM \$14.00
Book - 10638 Pg - 6086-6088
ADAM GARDINER
Recorder, Salt Lake County, UT
PINNACLE TITLE CO.
BY: eCASH, DEPUTY - EF 3 P.

PARCEL NO.: 33-12-326-001
GRANTOR: Rockwell Ridge Business Park
Page 1 of 3

SEWER LATERAL EASEMENT

A 10 feet wide lateral easement located in the West Quarter of Section 12, Township 4 South, Range 1, Salt Lake Base and Meridian, U.S. Survey;

For the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S) hereby grant, convey, sell, and set over unto South Valley Sewer District hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer laterals, and other sewer collection and transmission structures and facilities, hereinafter called Facilities, insofar as they lie within the property of the GRANTOR(S), said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTOR'S land lying within a strip 10 feet wide, said strip extending 5 feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

A SEWER LATERAL EASEMENT IN FAVOR OF LOT 5, ROCKWELL RIDGE BUSINESS PARK. BEGINNING AT A POINT NORTH 0°04'18" EAST 37.20 FEET FROM THE SOUTHWEST CORNER OF LOT 5 IN THE ROCKWELL RIDGE BUSINESS PARK. SAID POINT ALSO BEING SOUTH 89°55'42" EAST 1,60.47 FEET AND SOUTH 199.40 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°55'42" WEST 5.46 FEET; THENCE SOUTH 16°15'49" WEST 75.56 FEET; THENCE SOUTH 61°15'49" WEST 20.83 FEET TO A POINT OF TERMINUS AT A SOUTH VALLEY SEWER DISTRICT SEWER MAIN EASEMENT.

Contains: 0.023 acres (approx. 101.85 l.f. / 1,019 s.f.)

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents, and assigns to enter upon the above described property with such equipment and vehicles as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities.

During construction periods, GRANTEE and its agents may use such portions of GRANTOR'S property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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.

GRANTOR(S) shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR(S) shall not build or construct or permit to be built or constructed over or across said right-of-way, any building or other improvements, nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR(S) and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR(S) have executed their right-of-way and easement this 16th day of January, 2018.

GRANTOR(S)

By: [Signature]
: CFD

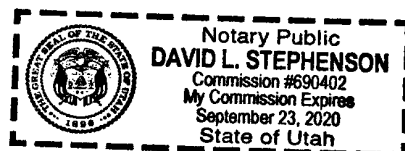
STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

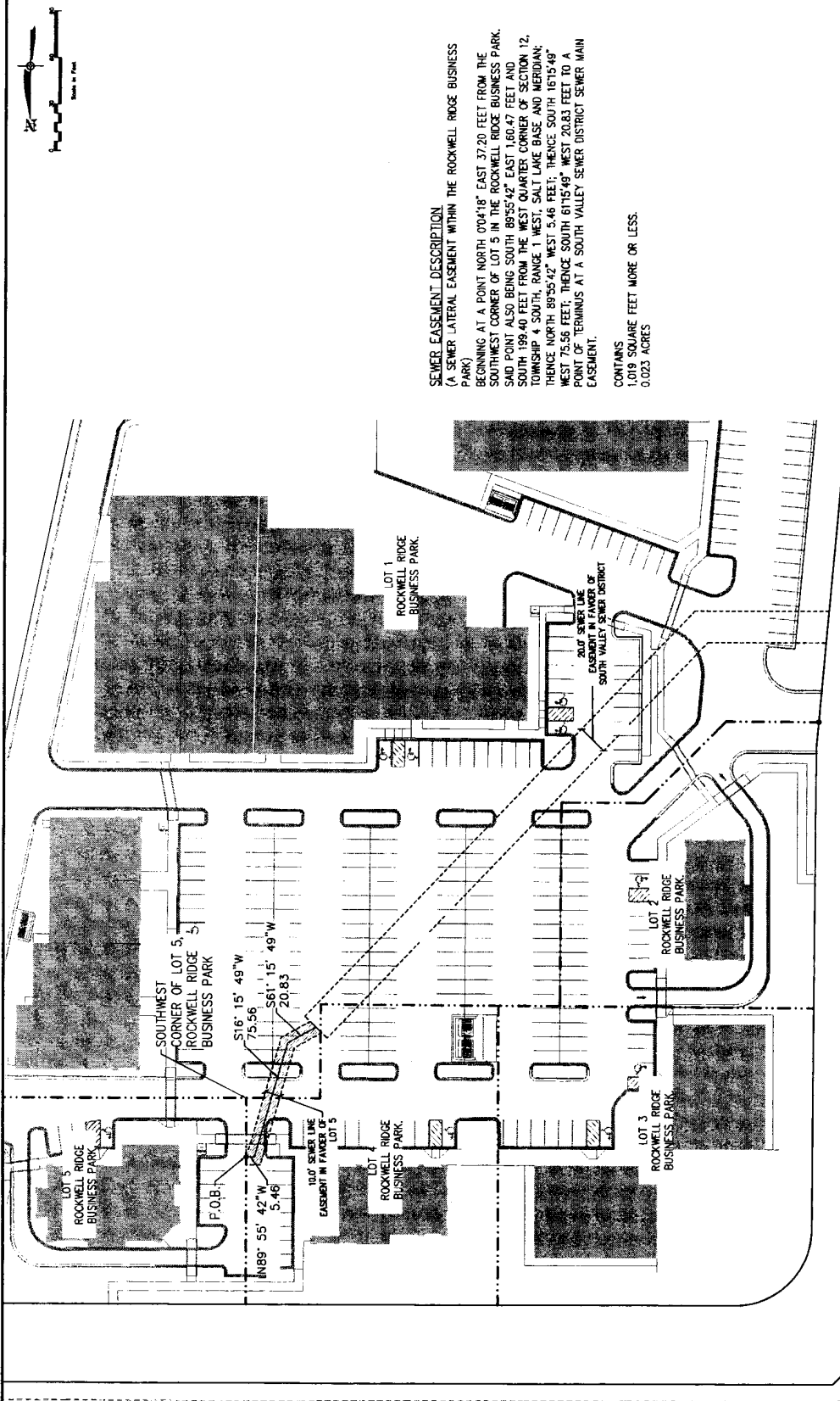
On the 16 day of January, 2018, Scott Carlston,
the signers of the above instrument, personally appeared before me and duly acknowledged to me they executed the same.

[Signature]
Notary Public

My Commission Expires: Sept 23 2020

Residing in: Salt Lake





SEWER EASEMENT DESCRIPTION
(A SEWER LATERAL EASEMENT WITHIN THE ROCKWELL RIDGE BUSINESS PARK)
BEGINNING AT A POINT NORTH 0°04'18" EAST 37.20 FEET FROM THE SOUTHWEST CORNER OF LOT 15 IN THE ROCKWELL RIDGE BUSINESS PARK, AND SAID POINT ALSO BEING SOUTH 89°55'42" EAST 160.47 FEET AND SAID POINT 189.40 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°55'42" WEST 3.46 FEET; THENCE SOUTH 16°15'49" WEST 75.58 FEET; THENCE SOUTH 67°15'49" WEST 20.83 FEET TO THE POINT OF TERMINUS AT A SOUTH VALLEY SEWER DISTRICT SEWER MAIN EASEMENT.

CONTAINS
1,019.1019 SQUARE FEET MORE OR LESS.
0.023 ACRES

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0.023 ACRES

PORTER ROCKWELL BLVD