

When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

12698831  
01/17/2018 09:30 AM \$0.00  
Book - 10639 Pg - 225-228  
**ADAM GARDINER**  
RECODER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: NDA, DEPUTY - WI 4 P.

**PARCEL I.D.# 33-12-326-001, 33-12-326-006**  
**GRANTOR:** Rockwell Ridge Business Park LLC  
(Simple Products)  
Page 1 of 4

## **EASEMENT**

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 12, Township 4 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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 0.206 acres

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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement 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 GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

16<sup>th</sup> IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of January, 20 18.

GRANTOR(S)

*Rockwell Ridge Business Park LLC*

By: 

Its: CFO  
Title

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

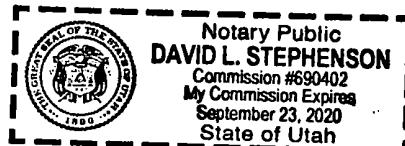
On the 16 day of January, 2018, personally appeared before me Scott Carlson who being by me duly sworn did say that (s)he is the CFO of Rockwell Ridge Business Park LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.



Notary Public

My Commission Expires: Sept 23 2020

Residing in: Salt Lake



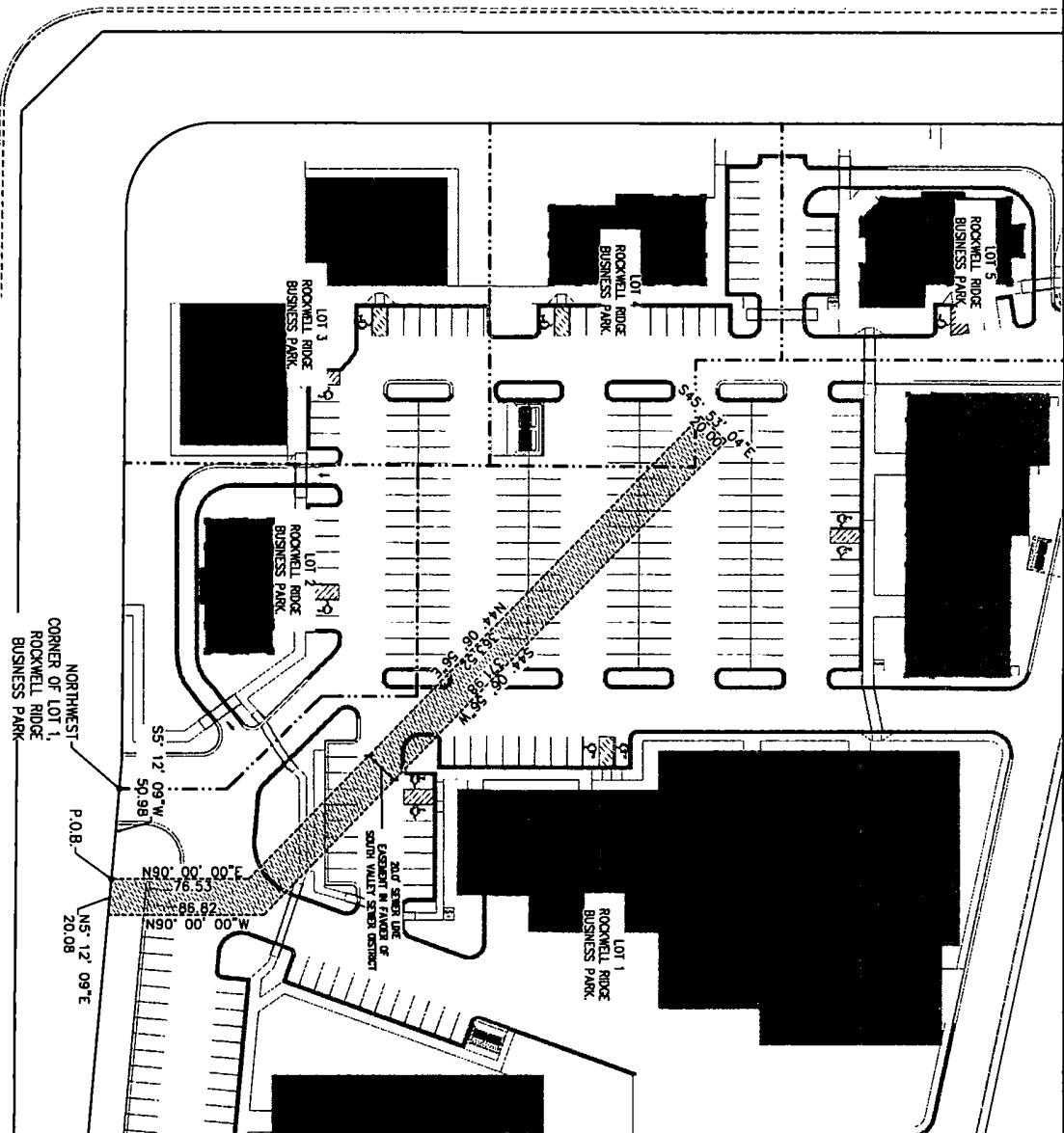
**Exhibit 'A'**

**SEWER EASEMENT DESCRIPTION**

BEGINNING AT A POINT SOUTH  $5^{\circ}12'09''$  WEST 50.98 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PORTER ROCKWELL BOULEVARD FROM THE NORTHWEST CORNER OF LOT 1 IN THE ROCKWELL RIDGE BUSINESS PARK. SAID POINT ALSO BEING SOUTH  $89^{\circ}55'42''$  EAST 1,385.78 FEET AND SOUTH 529.26 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 76.53 FEET; THENCE NORTH  $44^{\circ}06'56''$  EAST 363.52 FEET; THENCE SOUTH  $45^{\circ}53'04''$  EAST 20.00 FEET; THENCE SOUTH  $44^{\circ}06'56''$  WEST 371.98 FEET; THENCE WEST 86.82 FEET TO SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH  $5^{\circ}12'09''$  EAST 20.08 FEET TO THE POINT OF BEGINNING.

CONTAINS  
8,989 SQUARE FEET MORE OR LESS.  
0.206 ACRES

14600 SOUTH



SEWER EASEMENT DESCRIPTION  
BEGINNING AT A POINT SOUTH 572.09', WEST 50.98 FEET ALONG THE  
EASTERLY RIGHT-OF-WAY LINE OF PORTER ROCKWELL BOULEVARD FROM  
THE NORTHWEST CORNER OF LOT 1 IN THE ROCKWELL RIDGE BUSINESS  
PARK, SAID POINT ALSO BEING SOUTH 69 55' 47" EAST 11 355.70 FEET  
AND SOUTH 529.26 FEET FROM THE WEST QUARTER CORNER OF SECTION  
12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND  
MERIDIAN;  
THENCE EAST 76.53 FEET; THENCE NORTH 44°05'56" EAST 36.352 FEET;  
THENCE SOUTH 45°33'0" EAST 20.00 FEET; THENCE SOUTH 44°05'56" EAST  
20.08 FEET; THENCE WEST 86.82 FEET TO SAID RIGHT-OF-WAY  
LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 572.09'  
EAST 20.08 FEET TO THE POINT OF BEGINNING.  
CONTAINS  
8,389 SQUARE FEET MORE OR LESS  
0.208 ACRES



SEARCHED
INDEXED
FILED

14600 SOUTH PORTER ROCKWELL BLVD, BLUFFDALE, UTAH

EXHIBIT - SVSD SEWER EASEMENT

**CIR**  
ENGINEERING, L.L.C.  
3032 SOUTH 1030 WEST, SUITE 202  
BLUFFDALE, UTAH 84019 - 801-943-8299

NO.	REVISIONS	BY DATE
SEARCHED	INDEXED	FILED