

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
RECORDER, 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.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 16th day of January, 2018.

GRANTOR(S)

Rockwell Ridge Business Park LLC

By: [Signature]

Its: CFO
Title

STATE OF UTAH)
)
)
COUNTY OF SALT LAKE)

On the 16 day of January, 2018, personally appeared before me Scott Carlston 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.

[Signature]
Notary Public

My Commission Expires: Sept 23 2020

Residing in: Salt Lake

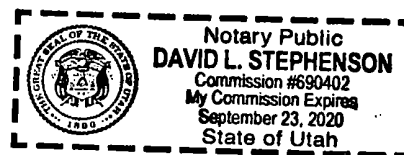


Exhibit 'A'

SEWER EASEMENT DESCRIPTION

BEGINNING AT A POINT SOUTH 5°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°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°06'56" EAST 363.52 FEET; THENCE SOUTH 45°53'04" EAST 20.00 FEET; THENCE SOUTH 44°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°12'09" EAST 20.08 FEET TO THE POINT OF BEGINNING.

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

