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When recorded please return to:
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

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03/25/2021 01:07 PM \$0.00
Book - 11143 Pg - 7357-7360
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: NUA, DEPUTY - WI 4 P.

Address 9800 S Monroe Street Parcel ID# 27-12-402-041

GRANT OF EASEMENT FOR WATER LINES

Mountain America Federal Credit Union, a Utah Corporation residing in Salt Lake County, Utah, Grantor, hereby grant, convey and warrant to SANDY CITY CORPORATION, a Utah municipal corporation, Grantee, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and access right-of-way for the construction, repair, maintenance, inspection, replacement or removal of water pipelines for the transportation of water through, across, over and under the described premises, together with all rights of ingress, and egress along said easement necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantees use, occupation and enjoyment of this easement, the right to go upon so much of Grantors property as is reasonably necessary to complete the construction of the pipelines, and the right to place dirt, materials and equipment upon Grantors property near or adjacent to the easement.

Grantee agrees to and shall promptly restore, or cause to be restored, the surface and subsurface of the real property described herein to the condition said property was in prior to the performance of any construction, reconstruction, replacement, removal, enlargement, operation, inspection, maintenance, repair improvement, relocation or any other use or work contemplated by this easement agreement. Any such restoration shall be in a workman like manner acceptable to the Grantor. Grantee shall use its best efforts in its use of the easement areas to not interfere with use by Grantor, its tenants, guests and invitees of adjacent property owned by Grantor. Grantor, as owner of the property, reserves the right to continue to use and enjoy the easement property for all purposes that do not interfere with or interrupt the use or enjoyment of the easement property by Grantee for the easement purposes stated herein, and to construct and maintain private driveways and roads, fences, landscaping, sidewalks, and drainage. No building, structure, or reservoir upon, over, or across the Easement Property will be constructed without Grantee's prior written consent.

Grantee agrees, subject to the Utah Governmental Immunity Act, to indemnify, defend and hold harmless Grantor from and against all claims, losses, damages, personal injuries (including but not limited to death), or liability, arising from, out of, or caused by Grantee, its officers or employees negligent or intentional acts, errors, omissions in the operation, maintenance, construction, repair or other use contemplated herein, except to the extent of negligence or wanton misconduct of the Grantor.

The easement is more particularly described as the following property in Salt Lake County, Utah:

See Attached Exhibit

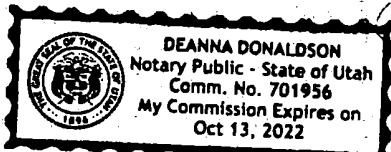
This easement shall be binding on the Grantor and Grantee and their respective successors and assigns.

WITNESS the hand of said Grantor this 16th day of March, A.D. 2021.

By Chris Taper

STATE OF UTAH)
) ss
County of Salt Lake)

On the 16th day of March, A.D. 2021, personally appeared before me Chris Tapia, who acknowledged that he signed the foregoing instrument.



Notary Public Residing at

Salt Lake City

My Commission Expires: 10-13-2012

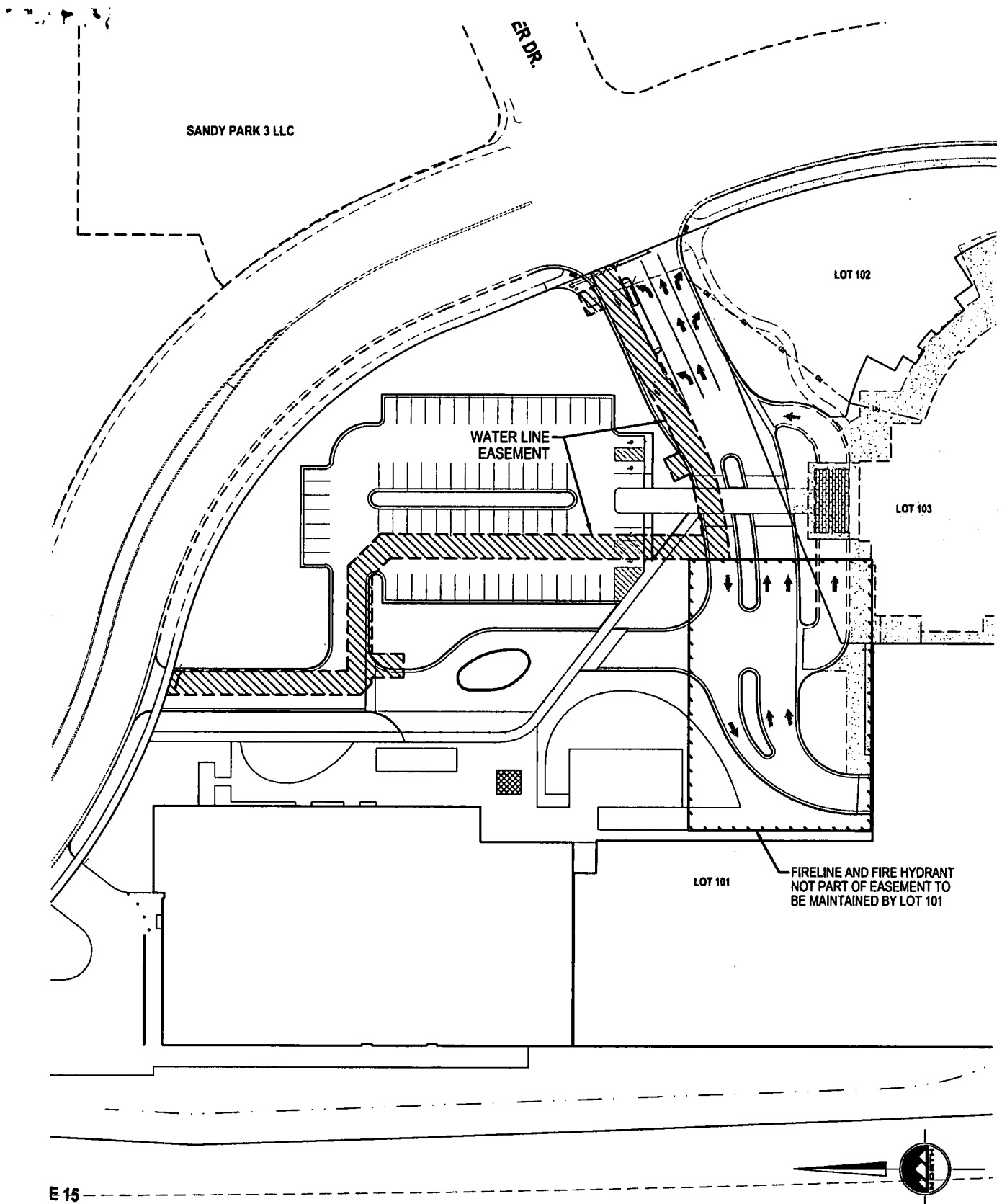
EXHIBIT

Water Line Easement across Lot 101 of Sandy Gardner Office Park Amended

Beginning at a point on the Westerly Right-of-Way Line of Monroe Street, said point being North 89°40'00" East 92.57 feet to a Salt Lake County survey monument in State Street and South 00°08'34" East 385.89 feet along the monument line in State Street and West 1,911.31 feet from the East Quarter Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 22°18'28" East 15.01 feet along said Westerly Right-of-Way Line of Monroe Street;
thence South 65°24'04" West 58.98 feet;
thence South 59°07'37" West 38.61 feet;
thence South 65°15'05" West 42.77 feet;
thence South 76°28'33" West 14.06 feet;
thence Westerly 45.63 feet along the arc of a 307.50 foot radius curve to the right (center bears North 13°31'27" West and the chord bears South 80°43'39" West 45.59 feet with a central angle of 08°30'11");
thence North 210.59 feet;
thence North 45°08'02" West 15.93 feet;
thence West 48.63 feet;
thence South 19.59 feet;
thence West 15.00 feet;
thence North 19.59 feet;
thence West 3.60 feet;
thence North 45°08'02" West 10.24 feet;
thence North 00°08'02" West 120.05 feet to said Westerly Right-of-Way Line of Monroe Street;
thence Southeasterly 15.65 feet along the arc of a 381.50 foot radius curve to the left (center bears North 17°39'18" East and the chord bears South 73°31'14" East 15.65 feet with a central angle of 02°21'04") along said Westerly Right-of-Way Line of Monroe Street;
thence South 00°08'02" East 107.83 feet;
thence East 65.71 feet;
thence South 45°08'02" East 28.36 feet;
thence South 199.99 feet;
thence Northeasterly 26.98 feet along the arc of a 292.50 foot radius curve to the left (center bears North 08°14'18" West and the chord bears North 79°07'07" East 26.97 feet with a central angle of 05°17'09");
thence North 76°28'33" East 12.08 feet;
thence North 24°44'55" West 10.54 feet;
thence North 65°15'05" East 15.00 feet;
thence South 24°44'55" East 10.64 feet;
thence North 65°15'05" East 26.00 feet;
thence North 59°07'37" East 38.63 feet;
thence North 65°24'04" East 36.93 feet;
thence North 24°35'56" West 12.50 feet;
thence North 65°24'04" East 15.00 feet;
thence South 24°35'56" East 12.50 feet;
thence North 65°24'04" East 8.47 feet to the point of beginning.

Contains 9,685 Square Feet or 0.222 Acres



E 15



<p>PROJECT # 6312 DATE 12/19/19</p> <p>1 OF 1</p> <p>FILE: SDAccess easement</p>	<p>SANDY DEVELOPMENT</p> <p>9800 S. MONROE STREET SANDY, UTAH</p> <p>WATER LINE EASEMENT EXHIBIT</p>	<p>FOR:</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p> <p>ENSIGN</p>
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