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WHEN RECORDED, MAIL TO:
Magna Water District
8885 West 3500 South
Magna, Utah 84044

13685856
06/08/2021 03:59 PM \$40.00
Book - 11187 Pg - 6186-6189
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MAGNA WATER DISTRICT
8885 WEST 3500 SOUTH
MAGNA UT 84044
BY: GGA, DEPUTY - MA 4 P.

Easement

(CORPORATION)

Salt Lake County

Integrated Gazelle, LLC, a Utah limited liability company, Grantor, hereby GRANT AND CONVEYS to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah 84044, Grantee, for the sum of 10.00 Dollars, a perpetual easement, upon part of an entire tract of land, for the purpose of installing and maintaining a sewer line, situate in the Northeast 1/4 of Southwest 1/4 of Section 21, Township 1 South, Range 2 West, SLB&M. The boundaries of said easement are described as follows:

A 20.00 foot wide permanent, non-exclusive easement located in the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of Lot 1, 201 Logistics Center - Plat 1, said point being North 89°58'32" East 2,146.28 feet along the north line of the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 00°01'28" East 158.06 feet from the West Quarter Corner of said Section 21, and thence along said north line North 89°55'43" East 20.00 feet; thence South 00°32'41" East 140.63 feet; thence South 89°27'19" West 20.00 feet; thence North 00°32'41" West 140.80 feet to the POINT OF BEGINNING. Said easement encompasses 2,814 square feet or 0.06 acres, more or less.

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Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

Grantor has caused this instrument to be executed this 8th day of June, 2021.

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West 1/4 Corner Section 21
T. 1 S., R. 2 W., S.L.B.&M.

Basis of Bearing
N 89°58'32" E 2652.45'

East 1/4 Corner Section 21
T. 1 S., R. 2 W., S.L.B.&M.

2146.28'

SR-201 SOUTH FRONTAGE ROAD
U.D.O.T. Project No. FA-0201(38)7

S 00°01'28" E 158.06'



Scale in Feet

Point of Beginning

N 89°55'43" E 20.00'

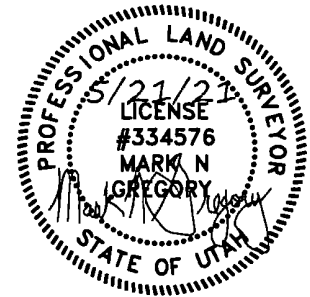
201 COMMERCE CENTER - PLAT 1
Lot 1

N 00°32'41" W 140.80'

S 00°32'41" E 140.63'

20' Wide Sewer Easement

S 89°27'19" W 20.00'



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

INTEGRATED GAZELLE, LLC

SEWER EASEMENT

PROJECT NO.
3274-13

SHEET NO.
4 of 4

FILE NAME: SCALE:
1"=150'