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

13701767
06/28/2021 10:40 AM \$0.00
Book - 11197 Pg - 4582-4585
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: ZHA, DEPUTY - MI 4 P.

PARCEL I.D.# 27-32-251-003-0000
27-32-251-004-0000
GRANTOR: MILAN INVESTMENTS, LLC
(Premier Medical)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 32, Township 3 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, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

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

Contains: 13,289 square feet or 0.301 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.

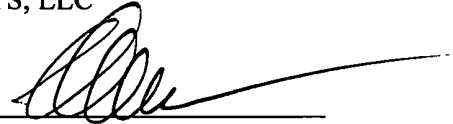
GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to 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 21st day of June, 2021.

GRANTOR(S)

MILAN INVESTMENTS, LLC

By: Tom Stuart



Its: Manager

Title

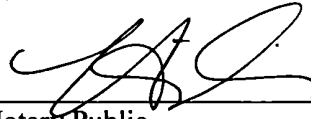
OWNER ACKNOWLEDGMENT

STATE OF UTAH)

:ss

COUNTY OF ~~SALT LAKE~~)
Davis

On the 21st day of June, 2021, personally appeared before me Tom Stuart who being by me duly sworn did say that (s)he is the Manager of MILAN INVESTMENTS, 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: 6/23/2024

Residing in: Davis

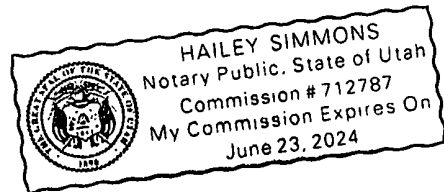


Exhibit 'A'

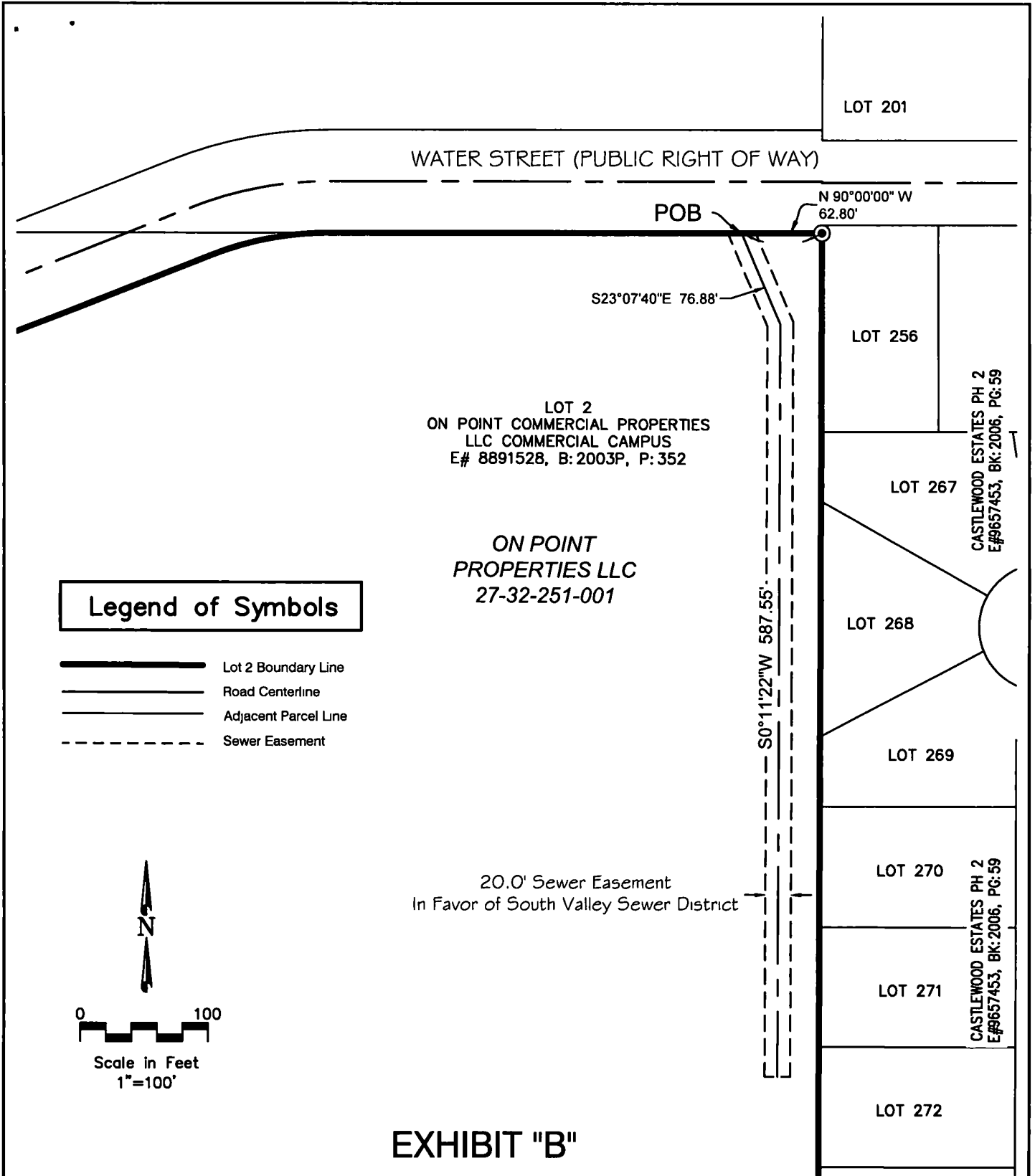
Sewer Easement Description

A sewer easement being a strip of land 20.00 – feet in width being a part of Lot 2, On Point Commercial Properties LLC Commercial Campus recorded November 13, 2003 as Entry No. 8891528 in Book 2003 of Plats, at Page 352 in the Office of the Salt Lake County Recorder. Said easement is located in the Northeast Quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said 20.00-foot wide strip of land lies 10.00 - feet on each side of the following described centerline:





Beginning at a point a northerly line of said Lot 2, which is 62.80 feet West from the northeasterly corner of said Lot 2 also being located 1140.32 feet S. $0^{\circ}14'33''$ W. and East 1259.44 feet from the North Quarter Corner of said Section 32; thence S. $23^{\circ}07'40''$ E. 76.88 feet; thence S. $00^{\circ}11'22''$ W. 587.55 feet to the **Point of Terminus**.

The sidelines of said 20.00 wide strip of land shall be lengthened or shortened to begin on said northerly boundary line of said Lot 2 and terminate at right angles to said centerline.

The above-described sewer easement contains 13,289 square feet in area or 0.301 acre, more or less.



Legend of Symbols

-  Lot 2 Boundary Line
-  Road Centerline
-  Adjacent Parcel Line
-  Sewer Easement

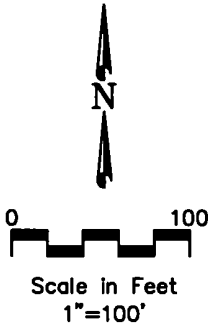


EXHIBIT "B"

On Point Properties LLC Sewer Easement
Assessor Parcel No: 27-32-251-001
Northeast Quarter Sec. 32, T.3S., R.1W., S.L.B.&M.

PREPARED BY:

CIR | **CIVIL ENGINEERING + SURVEYING**

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

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