

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

14050842 B: 11389 P: 8724 Total Pages: 4
12/08/2022 10:50 AM By: ggasca Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 27-32-201-006-0000
GRANTOR: CND-ON POINT, LLC
(Homestead Subdivision)
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, more particularly described as follows:

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

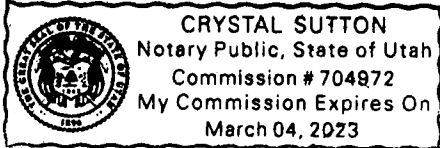
Contains: 27,999 square feet or 0.64 acres

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 November, 2022



GRANTOR(S)

CND-ON POINT, LLC

By: [Signature]

Its: Area Land Dev Mgr.
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 16th day of November, 2022 personally appeared before me Aziz A Siddiqui who being by me duly sworn did say that (s)he is the Area Land Development Manager of CND-ON POINT, 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: March 4, 2023

Residing in: South Salt Lake

Exhibit 'A'

**LEGAL DESCRIPTION
PREPARED FOR
3600 WEST WATER STREET
RIVERTON, UTAH
October 28, 2022
Rev. 11/8/2022
22-0066
JPW**

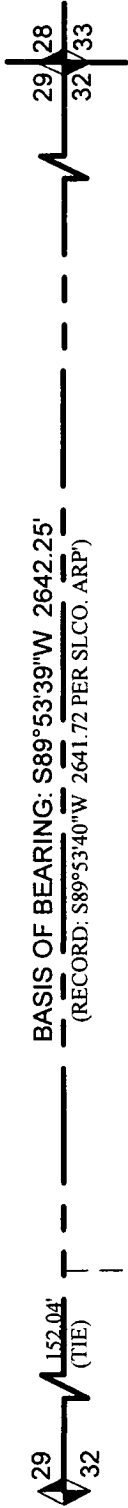
SVSD legal description

A part of ON POINT PROPERTIES LLC COMMERCIAL CAMPUS, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on November 13, 2003 as Entry No. 8891528 in Book 2003P at Page 352, more particularly described as follows:

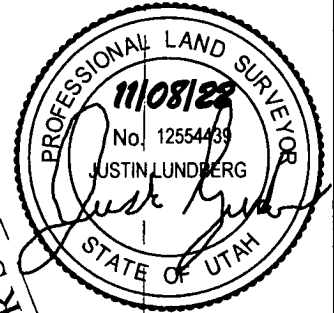
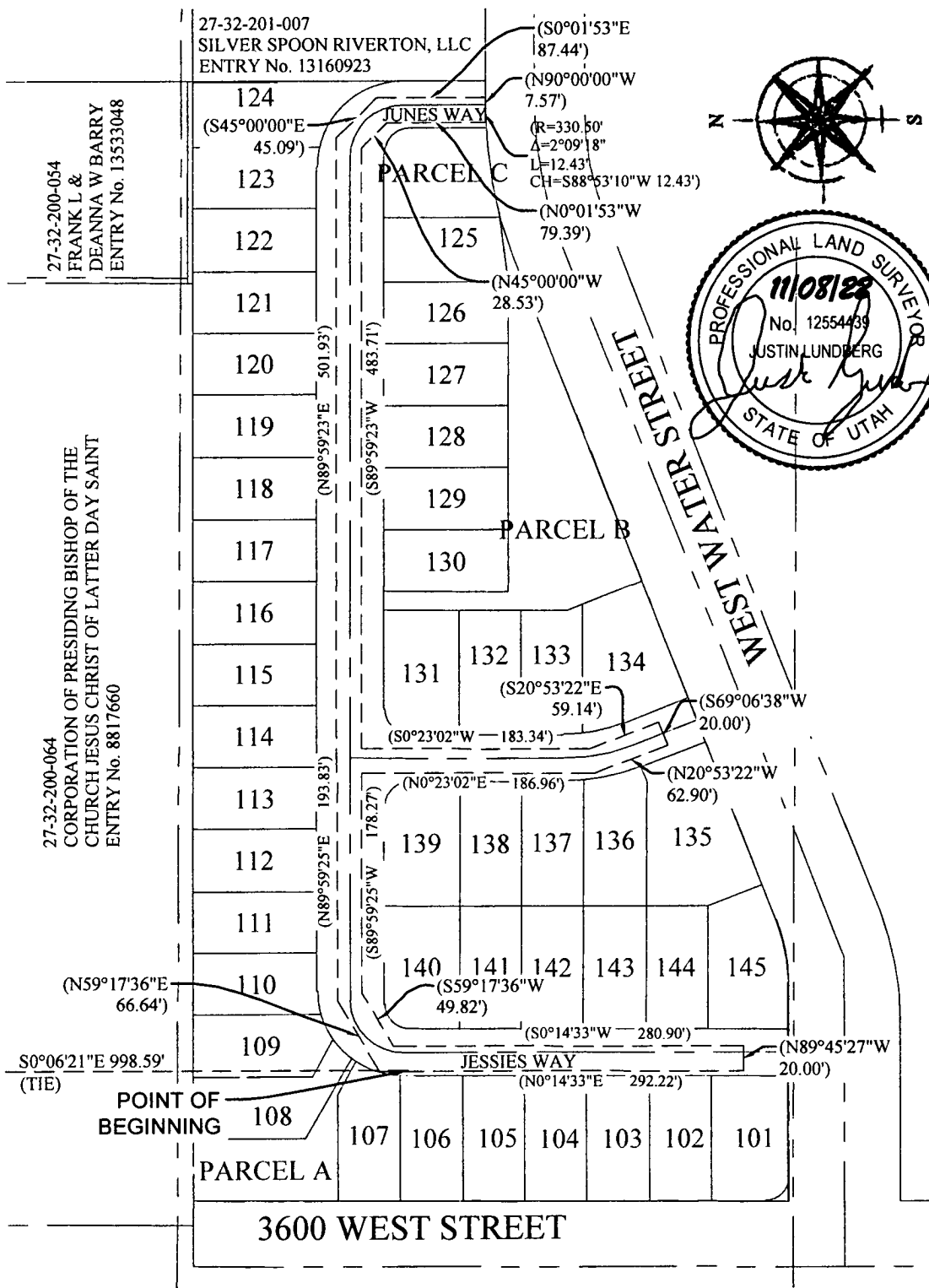
Beginning at a point N89°53'39"E 152.04 feet along the Section line and S0°06'21"E 998.59 feet from the North 1/4 Corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence N59°17'36"E 66.64 feet; thence N89°59'25"E 193.83 feet; thence N89°59'23"E 501.93 feet; thence S45°00'00"E 45.09 feet; thence S00°01'53"E 87.44 feet to a northerly right-of-way of West Water Street; thence along said northerly right-of-way the following two (2) courses: (1) West 7.57 feet; thence (2) Westerly along the arc of a non-tangent curve to the left having a radius of 330.50 feet (radius bears: S00°02'11"E) a distance of 12.43 feet through a central angle of 02°09'18" Chord: S88°53'10"W 12.43 feet; thence N00°01'53"W 79.39 feet; thence N45°00'00"W 28.53 feet; thence S89°59'23"W 483.71 feet; thence S00°23'02"W 183.34 feet; thence S20°53'22"E 59.14 feet; thence S69°06'38"W 20.00 feet; thence N20°53'22"W 62.90 feet; thence N00°23'02"E 186.96 feet; thence S89°59'25"W 178.27 feet; thence S59°17'36"W 49.82 feet; thence S00°14'33"W 280.90 feet; thence N89°45'27"W 20.00 feet; thence N00°14'33"E 292.22 feet to the point of beginning.

Contains: 0.64 acres+/-

NORTHEAST CORNER SECTION 32,
T3S, R1W, SLB&M
FOUND 2.5" BRASS CAP MONUMENT



NORTH QUARTER CORNER
SECTION 32, T3S, R1W, SLB&M
FOUND 2.5" BRASS CAP MONUMENT



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BOYER 3600 WEST WATER STREET SVSD EASEMENT EXHIBIT

Date Created	1/18/2022
Scale	NTS
Drawn	JW, RM
Job	22-0066
Sheet	
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