

When recorded return to:

Michael Fazio  
City Engineer  
Bluffdale City  
2222 W 14400 S  
Bluffdale, Utah 84065

14070786 B: 11400 P: 2225 Total Pages: 4  
02/09/2023 02:03 PM By: adavis Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: BLUFFDALE CITY  
2222 W 14400 S RIVERTON, UT 84065



DRINKING WATER EASEMENT AGREEMENT

THIS DRINKING WATER EASEMENT (this "Agreement") is made and executed 1-10 2023 (the "Effective Date"), by and between Independence Apartments, LLC a Utah Limited Company ("Grantor") and the City of Bluffdale, a Municipal Corporation ("Grantee"). Grantor and Grantee are sometimes referred to herein individually as "Party" and collectively as "Parties."

RECITALS

- A. Grantor owns certain real property ("Grantor Property") located in Salt Lake County, Utah, as more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.
- B. Grantor desires to grant Grantee a drinking water easement on a portion of Grantee's Property as more particularly described on Exhibit A and as depicted on Exhibit B.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Grant of Utility Easement. Grantor, as the owner of the Grantor Property, hereby conveys to Grantee, as the owner of the Grantee Property, and Grantor's Agents, a perpetual, non-exclusive easement, on over, across, under and through the Easement Area to construct, operate, access, and maintain drinking water facilities serving the Grantee Property.
- 2. Covenants Run with Land. The easements and obligations imposed hereunder shall be appurtenant to the Grantor Property and the Grantee Property and shall be covenants running with the land and shall be binding upon the owner of the Grantor Property and the Grantee Property and their successors-in-title.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

GRANTOR:

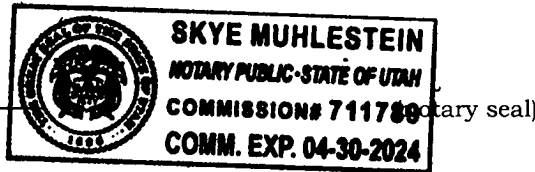
Mark Hampton  
Independence Apartments, LLC  
Managing Member

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE)

On January 10, 2023, before me, a notary public in and for the State of Utah, personally appeared before me, Mark Hampton (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Managing Member (title of office) of Independence Apartments (name of corporation) and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Mark Hampton (name of document signer), acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

Skye Muhlestein  
(Notary Signature)



STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE)

GRANTEE:  
City of Bluffdale

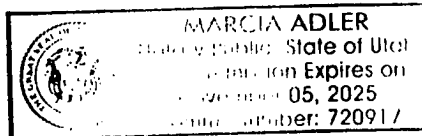
By: Mark Reid  
Name: Mark Reid  
Title: City Manager

On February 16, 2023 before me, a notary public in and for the State of Utah, personally appeared before me, Mark Reid (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the City Manager (title of office) of City of Bluffdale (name of corporation) and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Mark Reid (name of document signer), acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

M Adler  
(Notary Signature)

(notary seal)



## Exhibit A

### 10' WATERLINE EASEMENT

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 1639.59 feet and South 3820.25 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence S47°22'26"E 45.52 feet; thence S01°59'49"W 98.15 feet; thence S53°15'53"W 19.27 feet; thence N84°24'02"W 13.08 feet; thence N85°54'21"W 884.63 feet; thence N85°54'20"W 28.19 feet; thence N03°48'30"W 10.10 feet; thence S85°54'20"E 34.75 feet; thence N02°06'16"E 85.38 feet; thence N46°57'12"E 58.86 feet; thence S85°55'14"E 676.89 feet; thence N05°46'00"E 51.97 feet; thence N85°56'45"W 18.53 feet; thence N04°03'15"E 10.00 feet; thence S85°56'45"E 28.83 feet; thence S05°46'00"W 61.98 feet; thence S85°55'14"E 143.96 feet; thence S23°21'10"W 10.59 feet; thence S47°22'26"E 37.42 feet; thence S01°59'49"W 88.75 feet; thence S53°15'53"W 10.60 feet; thence N84°24'02"W 4.36 feet; thence N03°55'51"E 9.00 feet; thence N86°04'09"W 10.00 feet; thence S03°55'51"W 8.85 feet; thence N85°54'20"W 116.65 feet; thence N04°13'46"E 7.00 feet; thence N85°46'14"W 10.00 feet; thence S04°13'46"W 7.02 feet; thence N85°54'20"W 92.70 feet; thence N03°43'41"E 5.21 feet; thence N86°16'19"W 10.00 feet; thence S03°43'41"W 5.14 feet; thence N85°54'20"W 76.06 feet; thence N03°26'39"E 7.14 feet; thence N86°33'21"W 10.00 feet; thence S03°26'39"W 7.03 feet; thence N85°54'20"W 178.83 feet; thence N03°56'11"E 6.05 feet; thence N86°03'49"W 10.00 feet; thence S03°56'11"W 6.02 feet; thence N85°54'20"W 125.01 feet; thence N04°16'10"E 4.97 feet; thence N85°43'50"W 10.00 feet; thence S04°16'10"W 5.00 feet; thence N85°54'20"W 44.08 feet; thence N03°31'27"E 7.91 feet; thence N86°28'33"W 10.00 feet; thence S03°31'27"W 7.81 feet; thence N85°54'20"W 171.25 feet; thence N02°06'16"E 81.60 feet; thence N46°57'12"E 50.38 feet; thence S85°55'14"E 253.86 feet; thence S03°39'10"W 21.68 feet; thence S86°20'50"E 10.00 feet; thence N03°39'10"E 21.60 feet; thence S85°55'14"E 408.48 feet; thence S04°18'36"W 21.51 feet; thence S85°48'27"E 10.00 feet; thence N04°18'36"E 21.53 feet; thence S85°55'14"E 140.65 feet; thence N23°21'10"E 10.59 feet to the point of beginning.

Contains: ±22,105 s.f.

**Exhibit B**

