

When recorded return to:

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

14386311 B: 11572 P: 2907 Total Pages: 6
05/19/2025 01:59 PM By: Jattermann Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BLUFFDALE CITY RECORDER
2222 W 14400 SBLUFFDALE, UT 84065



Parcel ID No.: 33-11-200-023

DRINKING WATER EASEMENT AGREEMENT

THIS AGREEMENT is effective as of the 30 day of April 2025 between **Mountain Point Business Center 4, LLC, a Utah limited liability company**, whose address is 3401 North Center Street #300, Lehi, Utah 84043 ("Grantor") and the **City of Bluffdale**, a Municipal Corporation, whose address is 2222 West 14400 South Bluffdale, Utah 84065 as ("Grantee"). Grantor and Grantee are sometimes referred to herein individually as a "Party" and collectively as "Parties."

R E C I T A L S

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 Grantor's Property as more particularly described on **Exhibit B** and as depicted on **Exhibit C** (the "Easement Area").

T E R M S A N D C O N D I T I O N S

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 and Grantee'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 Grantor Property.

2. Covenants Run with Land. The easements and obligations imposed hereunder shall be appurtenant to the Grantor Property and shall be covenants running with the land and shall be binding upon the owner of the Grantor Property and Grantee and their successors-in-title.

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

GRANTOR:

Mountain Point Business Center 4, LLC,
a Utah limited liability company

By: James M. Sealey

Name: Janel G. Seubig

Title: Manager

STATE OF UTAH)
COUNTY OF UTAH) :ss

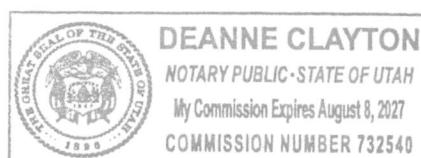
On April 30, 2025, personally appeared before me, JAMES G SEABORG, who being me duly sworn/affirmed did say that he/she is the MANAGER of **Mountain Point Business Center 4, LLC, a Utah limited liability company**, and that foregoing instrument was signed in behalf of said limited liability company by authority of its operating agreement or a by a resolution of its members and/or managers; and acknowledged to me that said limited liability company executed the same.

WITNESS my hand and official seal.

Deanne Clayton
(Notary Signature)

My Commission Expires: 8/18/2027

Residing in: UTAH UTAH COUNTY



GRANTEE:

BY: 
Mark Reid, City Manager
City of Bluffdale

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On May 15th, 2025, before me, a notary public in and for the State of Utah, personally appeared before me, **Mark Reid** 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 of **City of Bluffdale** 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** acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.



(Notary Signature)

My Commission Expires: Nov 5/25

Residing in: Salt Lake County

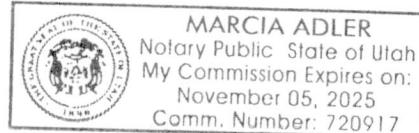


EXHIBIT A

BEG N 89°28'05" E 980.84 FT & N 00°31'55" W 775.13 FT FR CTR SEC 11, T4S, R1W, SLM; N 0°15'23" W 681.26 FT; S 89°44'19" W 124.61 FT; N 0°15'41" W 2 FT; S 89°44'19" W 18.90 FT; NW'LY ALG 2.50 FT RADIUS CURVE TO R, 3.93 FT (CHD N 45°15'41" W); N 0°15'41" W 9.50 FT; S 89°44'19" W 181 FT; S 0°15'41" E 7.85 FT; SW'LY ALG 2.54 FT RADIUS CURVE TO R, 3.62 FT (CHD S 48°36'23" W); S 89°29'44" W 125.39 FT; N 0°13'52" E 42 FT; N 89°29'44" E 775.77 FT; S 1°06'41" E 174.01 FT; N 89°38'45" E 10.23 FT; S 0°31'55" E 556.02 FT; S 89°44'19" W 336.72 FT TO BEG.

EXHIBIT B

LEGAL DESCRIPTIONS
PREPARED FOR
MOUNTAIN POINT PHASE 3
BLUFFDALE CITY, UTAH
April 15, 2025
23-0208
EC



North Proposed Water Line Easement Add-On Description

A part of the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the Northerly Lot Line of Lot 301, Mountain Pointe Industrial Subdivision Phase 3, according to the official plat thereof recorded September 24, 2024 as Entry No. 14291879 in Book 2024P at Page 211 in the Salt Lake County Recorder's Office, said point also being located N89°28'05"E 1251.30 feet along the Quarter Section line and N00°31'55"W 773.85 feet from the Center of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence N00°01'52"E 32.81 feet; thence N89°48'37"E 10.00 feet; thence S00°00'36"W 32.80 feet; thence S89°44'19"W 10.01 feet to the point of beginning.

Contains: 328 square feet

EXHIBIT C

