

WHEN RECORDED MAIL TO:
Salt Lake City Property Management
451 So. State St., Rm. 245
Salt Lake City, UT 84111

7040191
07/29/98 3:46 PM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY - RECORDER
REC BY:R JORDAN DEPUTY - WI

E A S E M E N T

7040191

TYLER FAMILY LIMITED PARTNERSHIP U/A/D, (1/2 interest) and RIGGS FAMILY LIVING TRUST, (1/2 interest), collectively hereinafter "GRANTOR", whose mailing address is in c/o E. L. Riggs, 274 East 2300 South, Bountiful, Utah 84010-5633, hereby conveys to SALT LAKE CITY CORPORATION, whose mailing address is: 451 So. State St., Rm. 245, Salt Lake City, UT 84111, a municipal corporation of the State of Utah, its successors in interest and assigns, hereinafter "GRANTEE", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a 19' x 19' x 26.83' "triangular" shaped perpetual easement for the construction, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of a traffic signal base, pole and associated facilities upon, over, under, and across the following described land situated in Salt Lake County, State of Utah, as follows:

affecting the parcel known as Sidwell No. 16-22-103-002-0000 located on the Northeast corner of the intersection of 2100 South and 2100 East, Salt Lake City, Utah

See Exhibits A & B for legal description and drawing of the traffic signal easement attached hereto and by reference made a part hereof.

Together with all rights of ingress and egress necessary or convenient for the full and complete enjoyment of the easement granted, and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use of this easement.

Subject to the following terms and conditions:

1. Grantee shall not disturb any existing sewer, water or other utility lines within the boundaries of the easement granted without notifying Grantor.
2. Grantee shall comply with all applicable City ordinances, State and County laws in the installation, maintenance or removal of said facilities.
3. After installations of said facilities, Grantee will, at its sole expense, restore the surface of any land disturbed by Grantee within said premises as nearly as possible to its original condition. If said damage is not properly repaired or restored to its original condition and Grantee fails to effect said restoration within a reasonable period of time after receipt of written notice from Grantor, Grantor may restore or have the surface and/or damage repaired at the entire expense of Grantee.
4. Grantee agrees to indemnify and save harmless Grantor, its agents and employees from any and all claims, loss, or expense, including attorney's fees, that may arise out of the construction, maintenance, removal or use of said facilities by Grantee.

ORIGINAL DOCUMENT
PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
451 SO. STATE, RM. 415
SALT LAKE CITY, UTAH 84111

BK8049PG0001

GRANTOR (1/2 interest)
Riggs Family Living Trust, U/A dated 2/17/93

BY Elvin L. Riggs
its co-trustee

BY Cleo Riggs
its co-trustee

500 S. # 519-18-3504
u o o 529-18-7143

GRANTOR (1/2 interest)
Tyler Family Limited Partnership U/A/D 3/19/92

BY Richard H. Tyler
its general partner

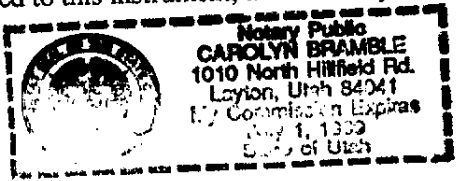
BY Ina W. Tyler
its general partner

S.S. # 566266227 →

S.S. # 528361782 →

STATE OF UTAH)
)ss.
Davis County)

On MARCH 19, 1998, personally appeared before me **ELVIN L. & CLEO RIGGS**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and that they executed the same in my presence.

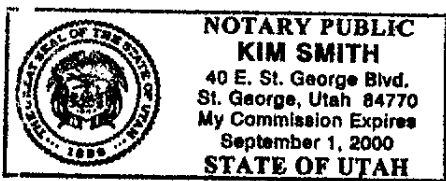


Carolyn Bramble
NOTARY PUBLIC, residing in
Davis County, Utah

BK 8049PG0002

STATE OF UTAH)
)ss.
Washington County)

On 3-20-98, personally appeared before me **RICHARD H. TYLER & INA W. TYLER**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and that they executed the same in my presence.



Kim Smith
NOTARY PUBLIC, residing in
Washington County, Utah

ORIGINAL DOCUMENT
PROPERTY OF SALT LAKE
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SALT LAKE CITY, UTAH 84111

EXHIBIT "A"

Description of Traffic Signal Easement

BEGINNING AT SOUTHWEST CORNER OF LOT 2, BLOCK 6, FIVE ACRE PLAT "C", BIG FIELD SURVEY, AND RUNNING THENCE NORTH $0^{\circ}11'35''$ EAST 19.00 FEET; THENCE SOUTH $44^{\circ}50'04''$ EAST 26.86 FEET; THENCE NORTH $89^{\circ}51'44''$ WEST 19.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.004 ACRES.

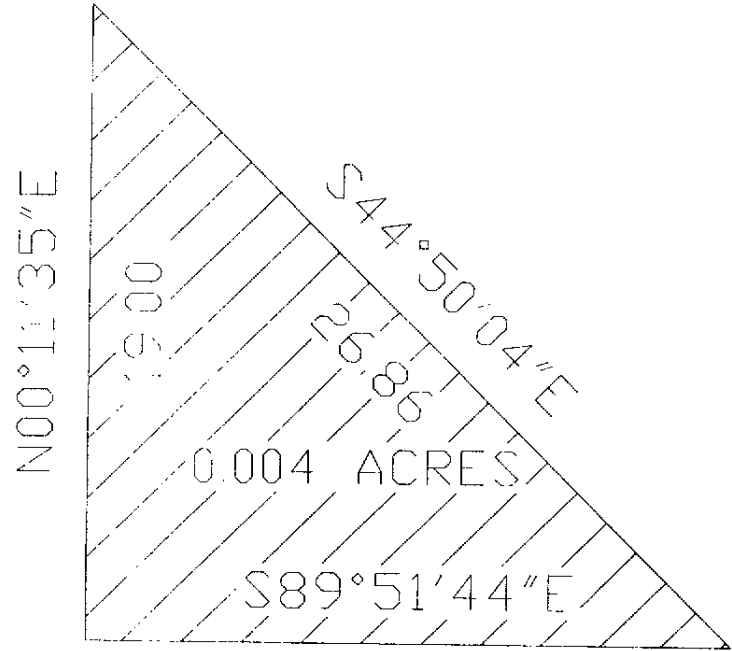
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ORIGINAL DOCUMENT
PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
431 SO. STATE, RM. 415
SALT LAKE CITY, UTAH 84111

16-22-103-002

LIGHT TYPE
CO. RECORDER

2100 EAST



19.00

SW CORNER
LOT 2
BLOCK 6

2100 SOUTH

ORIGINAL DOCUMENT
PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
451 SO. STATE, RM. 415
SALT LAKE CITY, UTAH 84111

BK 8049 PG 0004