

WHEN RECORDED, RETURN TO:
BAXTER - C/O ROD PIPELLA
ANA DEVELOPMENT
123 N. WRIGHT BROTHERS DRIVE, #100
SALT LAKE CITY, UT 84116

7596518
03/16/2000 11:32 AM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 4 P.

EASEMENT

7596518

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 GRANTORS' hereby grant, convey, sell and set over unto Sandy Suburban Improvement District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, that portion of a perpetual right-of-way and easement lying within the GRANTORS' land to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called FACILITIES, said perpetual right-of-way and easement being situated in Salt Lake County, State of Utah, over and through that portion 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, described as follows:

Beginning at a point North 89°55'33" East 15.00 feet from the Northwest Corner of Lot 4, Sandy Commerce Park, a subdivision located in the Northwest Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point located South 67°07'58" West 38.54 feet, North 0°42'51" East 30.416 feet and South 89°55'33" West 608.576 feet from the North Quarter Corner of said Section 12, said point also more particularly described South 89°55'33" West 659.62 feet and South 0°42'51" West 40.00 feet from an existing survey monument at the intersection of 300 West Street and 9400 South Street (basis of bearing the monument line in 9400 South Street between 300 West and 500 West) and running South 0°42'51" West 350.07 feet; thence South 60°00'00" East 50.12 feet; thence South 0°00'07" West 1195.12 ± feet to the South line of Sandy Commerce Park Subdivision.

TO HAVE AND TO HOLD the same unto said GRANTEE, its successors and assigns, so long as such facility shall be maintained, with the right of ingress and egress in said GRANTEE, its officers, employees, agents and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said FACILITIES. During construction periods, GRANTEE and its agents may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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 said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through said FACILITIES.

GRANTORS' shall not build or construct or permit to be built or constructed any building or other improvement over or across said right-of-way 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.

BK8348PG6266

IN WITNESS WHEREOF, the GRANTORS' have executed this right-of-way and easement, this
15th day of MARCH, 192000

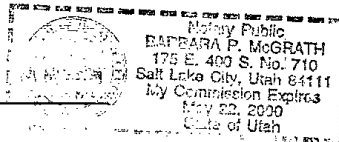
BAXTER RESEARCH MEDICAL, INC.
By: David P. Lee
DAVID P. LEE, Treasurer

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 15th day of MARCH, 192000, personally appeared before me _____
DAVID P. LEE the signer of the foregoing instrument, who duly
acknowledged to me that he executed the same.

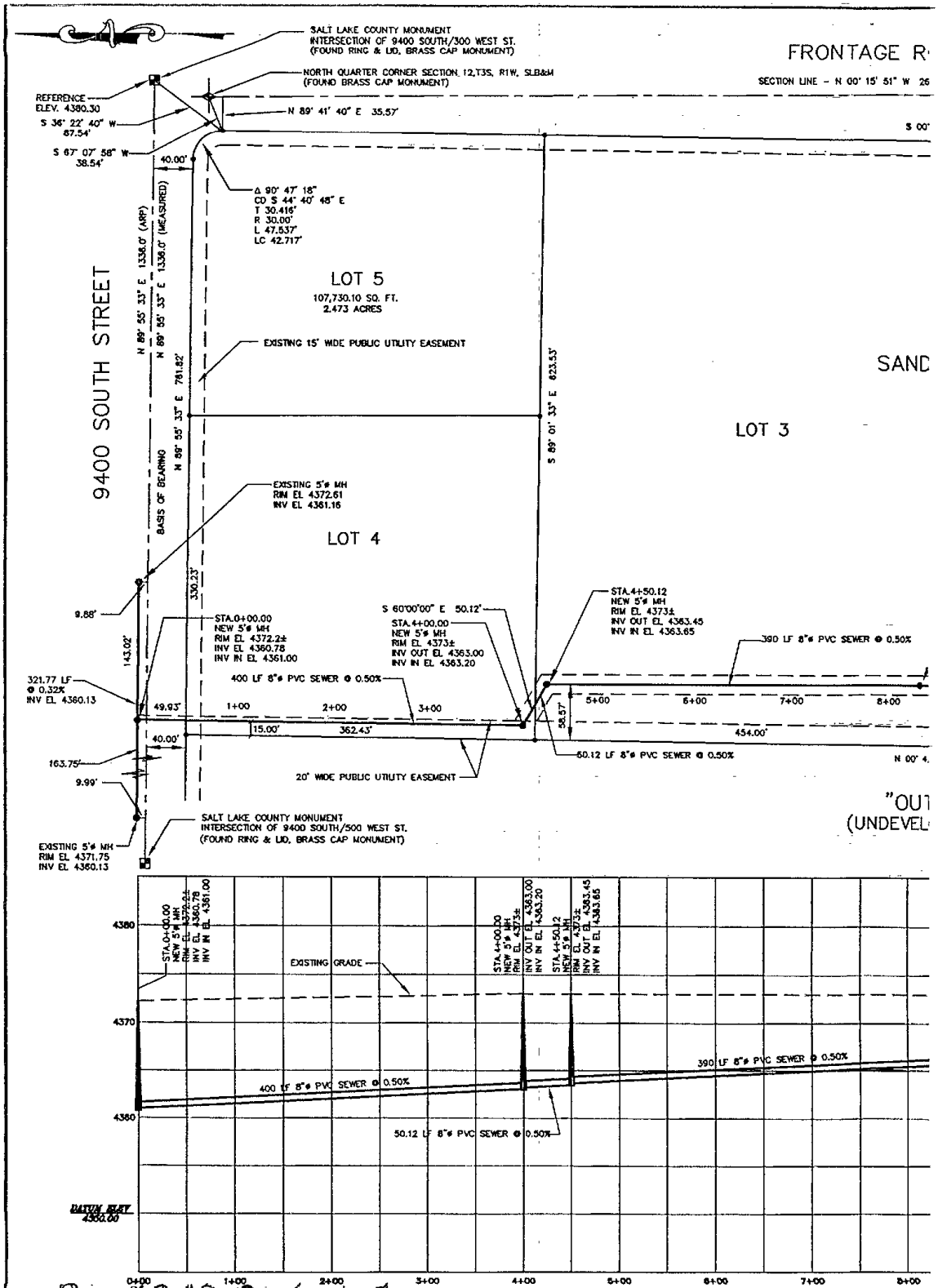
Barbara P. McGrath
Notary Public

My Commission Expires:



BK8348PG6267

3.dwg Thu Mar 16 09:38:33 2000 dave's computer

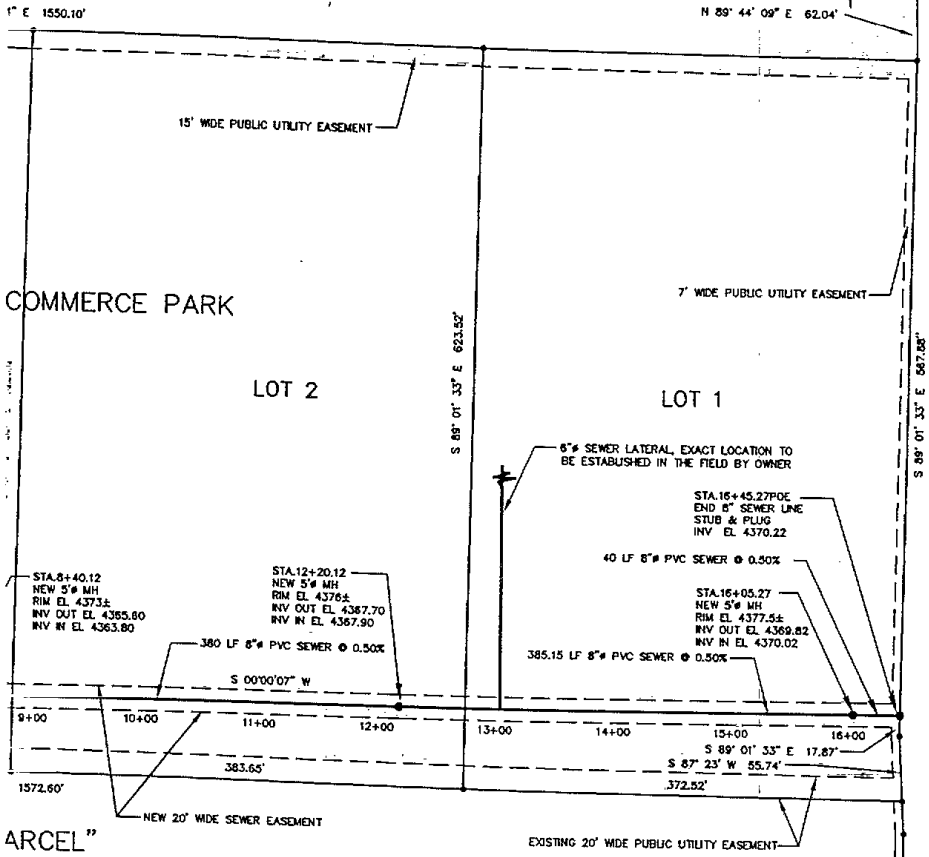


Bk 8348 Pg 6268

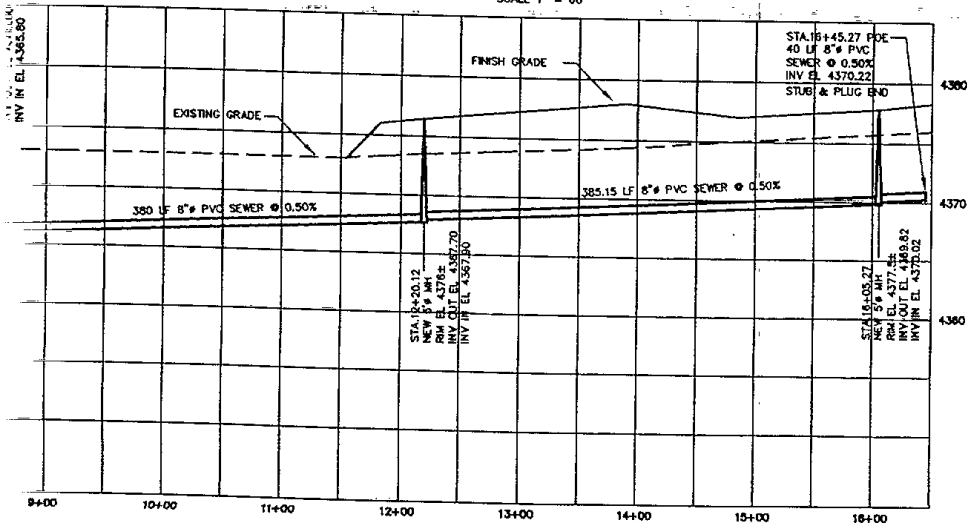
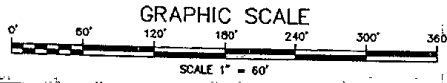
D (300 WEST STREET)

(MEASURED)

CENTER SECTION 12,
T3S, R1W, S18M
(FOUND BRASS CAP MONUMENT)



ARCEL"
WETLANDS)



BK 8348PG6269

BUSH & GUDCELL, INC.
508 South 300 East, Salt Lake City, Utah 84111
(801) 384-1212 Fax (801) 384-1226
Offices: St. George, Utah



Design: SCL Date: 3/10/2000
Checked: []
Approved: []
Scale: 1" = 60' HORIZ. & 1" = 6' VERT.
Job No: 9819

SANDY COMMERCE PARK
SANITARY SEWER PLAN & PROFILE
STA. 0+00.00 POB TO STA. 16+45.76 POE

DATE: 3/10/2000
BY: []