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02/19/2002 12:41 PM NO FEE
Book - 8567 Pg - 5502-5504
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
874 E. 12400 S.
DRAPER UT 84020
BY: KLB, DEPUTY - WI 3 P.

WHEN RECORDED MAIL TO:
Craig L. White, District Manager
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

PARCEL I.D.# 28-20-352-040, 28-20-352-039
GRANTOR: Pinnacle Point Offices LLC,
Pinnacle Point Offices II LC
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EASEMENT

A sanitary sewer easement located in the Southwest Quarter of Section 20, Township 3 South Range 1 East, 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 of the GRANTORS' land lying within a strip of land, more particularly described as follows:

Beginning at a point on the East line of 700 East Street, said point being South 89°53'40" East 47.87 feet along the Section line to the centerline of 700 East Street and South 06°52'40" East 1625.10 feet along said centerline of 700 East Street and North 83°07'20" East 53.00 feet to said East line of 700 East Street and South 06°52'40" East 13.65 feet along said East line from the West Quarter Corner of Section 20 Township 3 South, Range 1 East Salt Lake Base & Meridian, and running;
thence East 303.50 feet;
thence North 00°01'15" West 32.12 feet;
thence South 89°43'35" East 40.00 feet;
thence South 00°01'15" East 74.57 feet;
thence South 21°06'47" East 54.48 feet;
thence East 161.23 feet;
thence South 20.00 feet;
thence West 175.70 feet;
thence South 21.17 feet;
thence North 89°30'00" West 30.00 feet;
thence North 100.54 feet;
thence North 21°06'47" West 4.11 feet;
thence West 313.57 feet to the East line of said 700 East Street;
thence North 06°52'40" West 30.22 along the East line of said 700 East Street to the point of beginning.

Contains: 18,355 square feet

BK8567PG5502

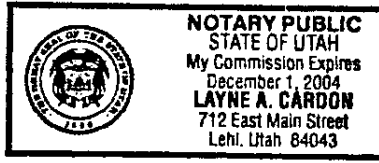
TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, 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 reasonable~~ 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 29 day of January, 2002.

<u>County Parcel No.</u>	<u>Acreage</u>	<u>GRANTOR(S)</u>
28-20-352-039	18,355 square feet	<u>Mark J. Fagan</u>
28-20-352-040		<u>Mark J. Fagan Member</u>

STATE OF UTAH)
) :SS.
COUNTY OF SALT LAKE)



On the 29 day of January, 2002, personally appeared before me Mark Hampton who being duly sworn, did say that (s)he is the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

My Commission Expires:

December 1, 2004

A handwritten signature in cursive script, appearing to read "Layne A. Cardon".

Notary Public
Residing at:

Lehi, UT