

8504511

Recording requested by and
when recorded return to:

Sandy Suburban
Improvement District
9115 South 700 East
Sandy City

8504511
01/24/2003 10:46 AM 14.00
Book - 8725 Pg - 6822-6824
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UTAH TECH CTR, LLC
ATTN: BRUCE LYMAN
11468 LOGANBERRY CT
DRAPER UT 84020
BY: KLB, DEPUTY - MI 3 P.

APN: 27-01-101-034-000

(Space above for recorder=s use only)

EASEMENT

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Utah Tech Center, LLC, a Missouri limited liability company, as GRANTOR, hereby grants, conveys, sells, and sets over unto the 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 GRANTOR=S 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 GRANTOR=S land lying within a strip twenty (20) feet wide, more particularly described as follows:

See Exhibit AA@, attached hereto and incorporated herein

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as the FACILITIES 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 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. GRANTOR 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. GRANTOR 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 insure to the benefit of the GRANTEE, and may be assigned in whole or in part by

BK8725P66822

EXHIBIT AA@

LEGAL DESCRIPTION FOR 20' WIDE SANITARY SEWER EASEMENT

A 20 FOOT WIDE EASEMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS 807.81 FEET SOUTH 12°57'35" EAST ALONG THE CENTERLINE OF SANDY PARKWAY AND 26.50 FEET SOUTH 77°02'25" WEST AND 279.60 FEET SOUTH 89°43'16" WEST AND 180.00 FEET SOUTH 00°00'28" WEST AND 37.20 FEET SOUTH 89°43'16" WEST AND 56.10 FEET SOUTH 00°01'35" WEST FROM A STREET MONUMENT FOUND ON THE CENTERLINE OF SAID SANDY PARKWAY, SAID POINT ALSO BEING 188.58 FEET NORTH 00°29'58" WEST ALONG THE WEST SECTION LINE OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND 1327.27 FEET NORTH 89°30'02" EAST AND 485.84 FEET SOUTH 12°57'35" EAST AND 279.60 FEET SOUTH 89°43'16" WEST AND 180.00 FEET SOUTH 00°00'28" WEST AND 37.20 FEET SOUTH 89°43'16" WEST AND 56.10 FEET SOUTH 00°01'35" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 1. (THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 12°57'35" EAST 1384.26 FEET AS MEASURED BETWEEN TWO STREET MONUMENTS LOCATED IN SANDY PARKWAY) AND RUNNING THENCE SOUTH 00°01'35" WEST 127.60 FEET; THENCE SOUTH 89°43'16" WEST 340.42 FEET; THENCE NORTH 00°02'14" WEST 549.29 FEET; THENCE EAST 291.45 FEET; THENCE SOUTH 20.00 FEET; THENCE WEST 271.44 FEET; THENCE SOUTH 00°02'14" EAST 509.19 FEET; THENCE NORTH 89°43'16" EAST 300.44 FEET; THENCE NORTH 00°01'35" EAST 107.71 FEET; THENCE SOUTH 89°58'25" EAST 20.00 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS: 24,975.37 SQUARE FEET OR 0.573 ACRES.

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