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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TALON GROUP
BY: SBM, DEPUTY - WI 6 P.

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

PARCEL I.D.# 27-29-300-006, 27-29-376-001
GRANTOR: Riverton Meadows Partners, LLC
as part of Riverton Meadows Commercial Subdivision
Page 1 of 6

EASEMENT

A twenty (20) foot wide sanitary sewer non-exclusive easement located in the Southwest Quarter of Section 29, Township 3 South, Range 1 West, 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 non-exclusive 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(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

"See Exhibit A"

Contains: 0.69 acres (approx. 29,934 s.f.)

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 and vehicles 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 reasonably 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 TALON GROUP
JB# 150528

“Exhibit A”

Contains:

- 1. Attached Sanitary Sewer Legal Description Labeled, “20’ Sanitary Sewer Easement”**
- 2. Attached Map Labeled “Depiction of Easement”**

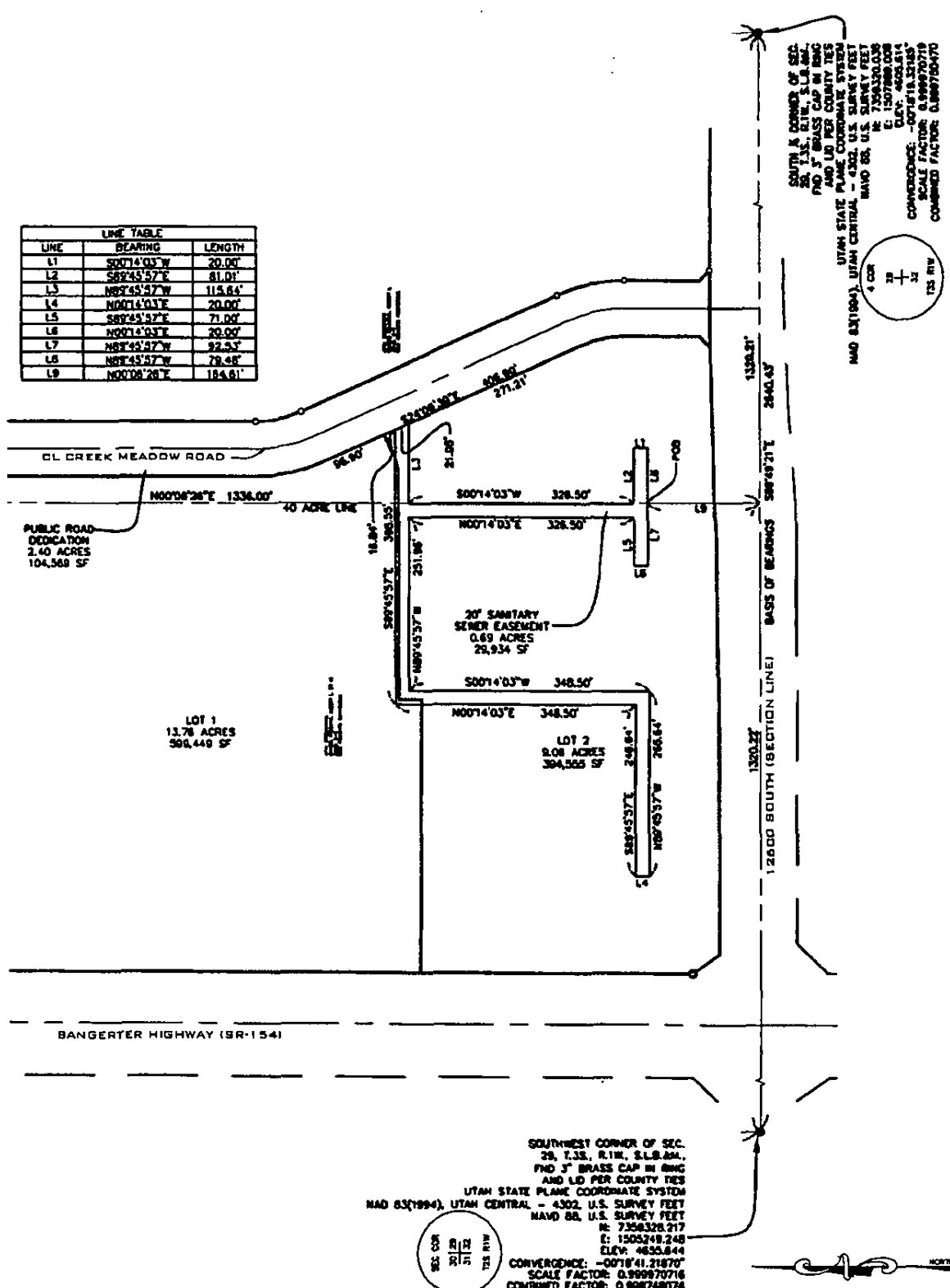
20' SANITARY SEWER EASEMENT

AN 20 FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF RIVERTON, COUNTY OF SALT LAKE, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

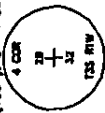
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING S89°49'21"E GRID (NAD83(1994)UTAH CENTRAL ZONE) ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 1320.22 FEET TO SAID EAST LINE, AND N00°06'26"E ALONG SAID LINE 164.61 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N89°45'57"W 92.53 FEET; THENCE N00°14'03"E 20.00 FEET; THENCE S89°45'57"E 71.00 FEET; THENCE N00°14'03"E 326.50 FEET; THENCE N89°45'57"W 251.96 FEET; THENCE S00°14'03"W 348.50 FEET; THENCE N89°45'57"W 266.64 FEET; THENCE N00°14'03"E 20.00 FEET; THENCE S89°45'57"E 246.64 FEET; THENCE N00°14'03"E 348.50 FEET; THENCE S89°45'57"E 398.55 FEET; THENCE S24°06'39"E 21.95 FEET; THENCE N89°45'57"W 115.64 FEET; THENCE S00°14'03"W 326.50 FEET; THENCE S89°45'57"E 81.01 FEET; THENCE S00°14'03"W 20.00 FEET; THENCE N89°45'57"W 79.48 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.69 ACRES (29,934 SF), MORE OR LESS.

LINE	BEARING	LENGTH
L1	S00°14'03"W	20.00'
L2	S89°45'57"E	81.01'
L3	N89°45'57"W	115.84'
L4	N00°14'03"E	20.00'
L5	S89°45'57"E	71.00'
L6	N00°14'03"E	70.00'
L7	N89°45'57"W	92.53'
L8	N89°45'57"W	79.48'
L9	N00°08'28"E	184.81'



SOUTH E CORNER OF SEC. 29, T.33S, R.11W, S.L.B.204, P40 3" BRASS CAP IN BNC AND LD PER COUNTY TIES AND LD PER COUNTY TIES
 UTAM STATE PLANE COORDINATE SYSTEM
 NAD 83(1994), UTAM CENTRAL - 4302, U.S. SURVEY FEET
 NAD 83, U.S. SURVEY FEET
 N: 7358326.036
 E: 1507889.008
 CONVERGENCE: -00°18'41.21870"
 SCALE FACTOR: 0.999970716
 COMBINED FACTOR: 0.999750470



PUBLIC ROAD DEDICATION
 2.40 ACRES
 104,569 SF

LOT 1
 13.76 ACRES
 368,449 SF

20' SANITARY SEWER EASEMENT
 0.69 ACRES
 29,934 SF

LOT 2
 9.08 ACRES
 394,525 SF

BANGERTER HIGHWAY (SR-154)

SOUTHWEST CORNER OF SEC. 29, T.33S, R.11W, S.L.B.204, P40 3" BRASS CAP IN BNC AND LD PER COUNTY TIES
 UTAM STATE PLANE COORDINATE SYSTEM
 NAD 83(1994), UTAM CENTRAL - 4302, U.S. SURVEY FEET
 NAD 83, U.S. SURVEY FEET
 N: 7358326.217
 E: 1505248.248
 CONVERGENCE: -00°18'41.21870"
 SCALE FACTOR: 0.999970716
 COMBINED FACTOR: 0.999748074



PROJ #: 05-0010
 DATE: 7/26/05
 REV #: 1
 ASI #: 1
 SCALE: 1" = 200'

DEPICTION OF EASEMENT
 20' SANITARY SEWER EASEMENT
 RIVERTON CITY, UTAH
 DEPICTION OF EASEMENT

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