

9745743

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

9745743  
06/07/2006 02:55 PM \$0.00  
Book - 9305 Pg - 237-245  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 908  
874 E 12400 S  
DRAPER UT 84020  
BY: HNP, DEPUTY - WI 9 P.

PARCEL I.D.# 32-12-100-031,  
32-12-100-030, 32-12-251-002,  
32-12-251-003, 32-12-402-023  
GRANTOR: Rosecrest Inc and South Farm LLC  
as part of Rosecrest Village  
Page 1 of 9

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in Section 12, Township 4 South, Range 2 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, said strips extending ten (10) feet on each side of and lying parallel and adjacent to lines of reference and projection thereof, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 3.900 acres (approx. 170,380 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

<u>County Parcel No.</u>	<u>Acreage</u>	<u>GRANTOR(S)</u>
32-12-100-031	3.9 acres	
32-12-100-030	(approx. 170,380 s.f.)	
32-12-251-002		
32-12-251-003		
32-12-402-023		

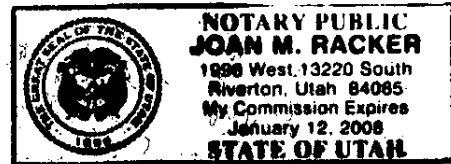
By: [Signature] *Rosecrest Inc.*  
 Its: [Signature]  
 Title

STATE OF UTAH )  
 ) :ss  
 COUNTY OF SALT LAKE )

On the 30<sup>th</sup> day of May, 2006, personally appeared before me Donald E. Wallace who being by me duly sworn did say that (s)he is the Vice President & COO of Rosecrest Inc., a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

[Signature]  
 Notary Public

My Commission Expires: 1/12/2008  
 Residing in: Salt Lake Co.



South Farm LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

Title

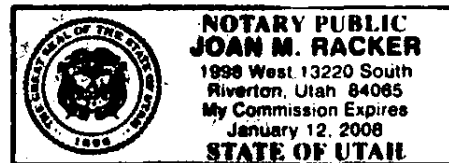
STATE OF UTAH                    )  
                                          :SS  
COUNTY OF SALT LAKE        )

On the 30<sup>th</sup> day of May, 2006, personally appeared before me Donald E. Wallace who being by me duly sworn did say that (s)he is the Vice President of South Farm LLC, a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

Joan M. Racker  
Notary Public

My Commission Expires: 1/12/2008

Residing in: Salt Lake Co.



## EXHIBIT "A"

### SEWER EASEMENTS ROSECREST VILLAGE

#### Line-1

A twenty (20) foot wide sanitary sewer easement located in Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 324.271 feet; thence South 00°09'43" West perpendicular to said section line for 1516.846 feet to the POINT OF BEGINNING; thence South 06°14'24" West for 35.622 feet; thence with a curve to the right having a radius of 105.000 feet, with a central angle of 88°22'08" (chord bearing and distance of South 50°25'28" West – 146.364 feet) for an arc distance of 161.945 feet; thence North 85°23'27" West for 18.996 feet; thence North 80°11'33" West for 200.667 feet; thence North 77°31'39" West for 125.947 feet; thence South 79°04'24" West for 78.472 feet; thence South 53°44'29" West for 196.776 feet; thence South 39°31'51" West for 38.906 feet; thence South 12°11'27" West for 100.279 feet; thence South 07°35'55" West for 130.647 feet; thence South 08°40'27" West for 178.545 feet; thence South 11°55'43" West for 101.268 feet; thence South 16°58'48" West for 178.518 feet; thence South 05°18'34" West for 297.840 feet; thence South 12°13'01" East for 78.182 feet; thence South 25°43'01" East for 143.222 feet to the END of said centerline.

#### Line-2

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 189.009 feet; thence South 00°09'43" West perpendicular to said section line for 1644.360 feet to the POINT OF BEGINNING; thence South 36°50'01" East for 44.154 feet; thence South 09°55'10" East for 148.490 feet; thence South 19°05'41" East for 167.415 feet to the END of said centerline.

### **Line-3**

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 491.119 feet; thence South 00°09'43" West perpendicular to said section line for 2098.365 feet to the POINT OF BEGINNING; thence South 47°57'09" West for 66.480 feet; thence South 61°21'21" West for 54.911 feet; thence South 53°42'32" West for 233.474 feet; thence South 38°04'22" East for 212.511 feet to the END of said centerline.

### **Line-4**

A twenty (20) foot wide sanitary sewer easement located in the North half of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North 89°50'19" West along the north line of Section 12 for 8.840 feet; thence South 00°09'41" West perpendicular to said section line for 1610.738 feet to the POINT OF BEGINNING; thence South 03°09'53" West for 91.006 feet; thence South 10°45'28" East for 220.068 feet; thence South 18°57'15" East for 171.826 feet to the END of said centerline.

### **Line-5**

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North 89°50'19" West along the north line of Section 12 for 412.820 feet; thence South 00°09'41" West perpendicular to said section line for 1843.954 feet to the POINT OF BEGINNING; thence South 80°23'24" East for 256.360 feet to the END of said centerline.

### **Line-6**

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North 89°50'19" West along the north line of Section 12 for 428.810 feet; thence South 00°09'41" West perpendicular to said section line for 1967.551 feet to the POINT OF BEGINNING; thence South 81°37'53" East for 191.274 feet; thence with a curve to the left having a radius of 201.000 feet, with a central angle of 02°23'03" (chord bearing and distance of South 82°49'25" East - 8.363 feet) for an arc distance of 8.364 feet; thence South 84°00'56" East for 165.549 feet to the END of said centerline.

#### **Line-7**

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North 89°50'19" West along the north line of Section 12 for 454.877 feet; thence South 00°09'41" West perpendicular to said section line for 2144.220 feet to the POINT OF BEGINNING; thence South 77°27'58" East for 477.895 feet; thence with a curve to the left having a radius of 101.000 feet, with a central angle of 05°20'22" (chord bearing and distance of South 80°08'09" East - 9.409 feet) for an arc distance of 9.412 feet to the END of said centerline.

#### **Line-8**

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North 89°50'19" West along the north line of Section 12 for 476.814 feet; thence South 00°09'41" West perpendicular to said section line for 2249.219 feet to the POINT OF BEGINNING; thence South 76°54'41" East for 436.574 feet; thence South 10°49'06" West for 141.216 feet; thence South 03°35'05" West for 136.388 feet to the END of said centerline.

#### **Line-9**

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North

89°50'19" West along the north line of Section 12 for 528.468 feet; thence South 00°09'41" West perpendicular to said section line for 2420.101 feet to the POINT OF BEGINNING; thence South 81°34'05" East for 455.788 feet to the END of said centerline.

#### **Line-10**

A twenty (20) foot wide sanitary sewer easement located in Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence North 89°50'19" West along the north line of Section 12 for 441.026 feet; thence South 00°09'41" West perpendicular to said section line for 2599.145 feet to the POINT OF BEGINNING; thence South 86°11'25" East for 356.184 feet; thence South 82°15'04" East for 87.680 feet; thence South 70°52'00" East for 144.924 feet to the END of said centerline.

#### **Line-11**

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 589.947 feet; thence South 00°09'43" West perpendicular to said section line for 2373.990 feet to the POINT OF BEGINNING; thence South 47°11'41" East for 32.584 feet; thence with a curve to the left having a radius of 199.000 feet, with a central angle of 06°05'36" (chord bearing and distance of South 50°14'28" East - 21.153 feet) for an arc distance of 21.163 feet; thence South 53°17'16" East for 153.665 feet; thence with a curve to the left having a radius of 199.000 feet, with a central angle of 17°26'04" (chord bearing and distance of South 62°00'18" East - 60.320 feet) for an arc distance of 60.553 feet; thence South 70°43'20" East for 154.580 feet; thence with a curve to the left having a radius of 99.000 feet, with a central angle of 10°44'00" (chord bearing and distance of South 76°05'20" East - 18.519 feet) for an arc distance of 18.546 feet; thence South 81°27'20" East for 115.447 feet; thence with a curve to the right having a radius of 101.000 feet, with a central angle of 08°53'22" (chord bearing and distance of South 77°00'40" East - 15.654 feet) for an arc distance of 15.670 feet; thence South 72°33'59" East for 43.808 feet to the END of said centerline.

#### **Line-12**

A twenty (20) foot wide sanitary sewer easement located in the East half of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 1163.850 feet; thence South 00°09'43" West perpendicular to said section line for 2558.825 feet to the POINT OF BEGINNING; thence South 26°28'09" West for 214.176 feet to the END of said centerline.

### **Line-13**

A twenty (20) foot wide sanitary sewer easement located in the East half of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

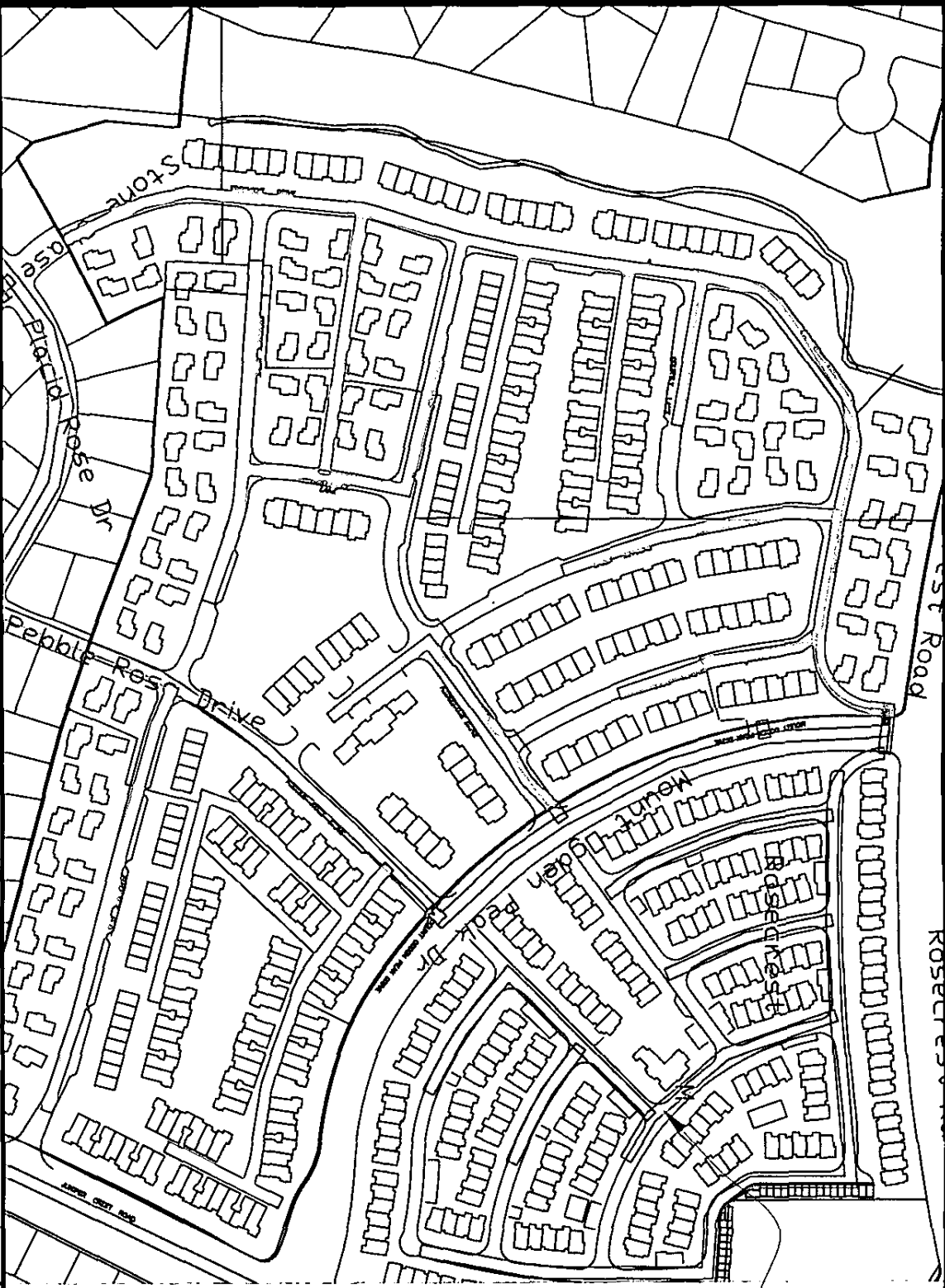
Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 678.185 feet; thence South 00°09'43" West perpendicular to said section line for 2436.782 feet to the POINT OF BEGINNING; thence South 43°17'38" West for 274.086 feet; thence South 20°17'09" West for 51.876 feet; thence South 75°20'48" East for 357.991 feet to the END of said centerline.

### **Line-14**

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Said strip being twenty (20) feet wide, extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Commencing at the North Quarter corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base & Meridian (The basis of bearing being South 89°50'17" East - 2671.064 feet between the North Quarter corner and the Northeast corner of said Section 12); thence South 89°50'17" East along the north line of Section 12 for 282.358 feet; thence South 00°09'43" West perpendicular to said section line for 2740.224 feet to the POINT OF BEGINNING; thence South 65°48'05" East for 74.962 feet; thence South 74°49'59" East for 500.000 feet; thence South 71°57'33" East for 183.472 feet to the END of said centerline.





Existing Easements



Rosecrest Village  
Sanitary Sewer Easements

Proposed Easements

5-17-06

M. Foerster

DESIGNED

CHECKED

DRAWN

APPROVED

M. Hicken

M. Foerster