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Taylorsville-Bennion
Improvement District

SEWER LINE EASEMENT

No Fee Receipt C
4721991
05 JANUARY 89 11:04 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ALLEN NELSON HARDY & EVANS
REC BY: REBECCA GRAY, DEPUTY

4721991

Sorenson Associates, (hereinafter "Grantor"), for ten dollars (\$10,00) and other valuable consideration receipt of which is hereby acknowledged, hereby grants and conveys unto Taylorsville-Bennion Improvement District, a body politic, (hereinafter the "Grantee") a perpetual non-exclusive, easement to construct, reconstruct, operate, repair, replace and maintain a sewer line on, over across and through a strip of land more particularly described on the attached Exhibit A.

The Grantor reserves the right to make any use of the granted easement property that does not interfere with the Grantee's rights under the easement. Grantor shall not build any permanent structures on the easement or plant vegetation whose root zones will interfere with or cause damage to the pipeline, the berm or appurtenant structures. Permanent structures shall not be deemed to include streets, sidewalks, parking lots, curbs and gutters.

Grantee shall hold grantor harmless from any claim or damage to any person or property resulting from the use, occupancy or possession of the easement property by Grantee. Grantee shall be responsible for raising or lowering its manholes to the grades which from time to time shall exist as a result of Grantor's development of it's property.

The Grantee hereby agrees to restore Grantor's property and any improvements from time to time made thereon to the condition thereof immediately prior to Grantee's construction, maintenance, repair, operation or replacement of said line or appurtenant facilities as the same may occur from time to time, or at Grantor's election, compensate Grantor for the reasonable appraised value for any damages done to Grantor's land caused by the construction, maintenance, repair, operation or replacement of said line or appurtenant facilities.

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EXHIBIT "A"

BEGINNING AT A POINT ON THE EASTERLY LINE OF A UTAH POWER AND LIGHT TRANSMISSION CORRIDOR RIGHT OF WAY, SAID POINT BEING SOUTH 0°10'50" EAST 1,772.13 FEET ALONG THE SECTION LINE AND EAST 4,011.74 FEET FROM THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 10°50'51" EAST 27.86 FEET, PARALLEL WITH AND 10.00 FEET DISTANT FROM THE CENTERLINE OF AN EXISTING SANITARY SEWER LINE; THENCE SOUTH 16°27'11" WEST 424.99 FEET, PARALLEL WITH AND 10.00 FEET DISTANT FROM THE CENTERLINE OF A PROPOSED SANITARY SEWER LINE; THENCE SOUTH 84°38'55" WEST 42.23 FEET, PARALLEL WITH AND 10.00 FEET DISTANT FROM THE CENTERLINE OF AN EXISTING SANITARY SEWER LINE, TO A POINT ON THE EASTERLY LINE OF A UTAH POWER AND LIGHT TRANSMISSION CORRIDOR RIGHT OF WAY; THENCE NORTH 19°42'09" EAST 466.18 FEET ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.

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