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RECORDED
SALT LAKE COUNTY
UTAH

AUG 23 11 28 AM '82

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REF

CONVEYANCE OF EASEMENT

3704785

THIS CONVEYANCE is dated the 23 day of Aug, 1982 from V/K Enterprises ("Grantor"), to THE BOYER COMPANY, a Utah general partnership; any owner of the real property described on Exhibit B attached hereto and made a part hereof; and any utility company, governmental authority or quasi-governmental authority providing any of the utility services described below ("Grantees").

W I T N E S S E T H:

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does sell and convey to Grantees a nonexclusive, perpetual easement and right of way under, over, across and through the real property described on Exhibit A attached hereto and made a part hereof for the purpose of constructing, installing, maintaining, repairing, enlarging, reconstructing and replacing facilities providing or supplying utilities services of all kinds including but not limited to water, sewer, electricity, natural gas, cable television and telephone services.

TO HAVE AND TO HOLD said easement and right of way unto Grantees and their respective heirs, personal representatives, successors and assigns. The easement and right of way hereby granted shall run with the land, shall be binding upon Grantor and Grantor's successors and assigns, and shall be appurtenant to the land described in Exhibit "B" such that a transfer of legal title to all or any portion of such land shall automatically transfer a proportionate interest in this easement and right of way. Grantor warrants that it owns good and marketable title to the real property described on Exhibit "A" free and clear of all

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liens and encumbrances and free and clear of any restrictions which would prevent the conveyance of the easement herein granted.

EXECUTED as of the date first set forth above.

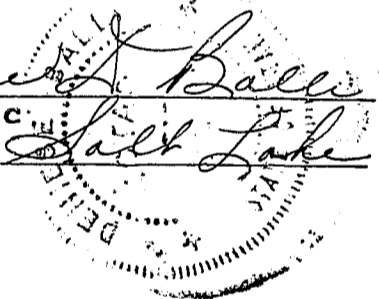
"GRANTOR"

VIK Enterprises
Raymond D. Fry
General Partner

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

On this 23rd day of August, 1982,
personally appeared before me Raymond D. Fry
who being duly sworn, did say that s/he executed the foregoing
Conveyance of Easement.

Leanne L. Ball
Notary Public:
Residing at: Salt Lake



My Commission Expires:
4-28-85

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EXHIBIT "A"

All of the sewer the length of the Right of Way

A 20 foot sewer line easement with a center line described as follows:

Beginning at a point which is NORTH 1632.14 feet and EAST 2055.29 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South $8^{\circ}35'56''$ EAST 375.00 feet; thence SOUTH $33^{\circ}20'00''$ EAST 95.00 feet; thence SOUTH $5^{\circ}00'00''$ WEST 98.50 feet; thence SOUTH $15^{\circ}00'00''$ WEST 66.42 feet to the WEST line of a 30 foot Right of Way.

Portion of the Sewer which is east of the Right of Way

A 20 foot Sewer Line Easement with the center line described as follows:

Beginning at a point on the EAST line of a 30.0 foot Right of Way, said point being NORTH 1219.58 feet and EAST 2138.83 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence SOUTH $33^{\circ}20'00''$ EAST 45.00 feet; thence SOUTH $5^{\circ}00'00''$ WEST 80.08 feet to the EAST line of aforesaid Right of Way.

EXHIBIT B

(Legal Description of Benefited Land)

Commencing 1.72 Chains WEST, NORTH 9° WEST 1.5 Chains; SOUTH 82° WEST 265.0 feet NORTH 15°38'10" EAST 200.40 feet; and NORTH 4°31'20" WEST 101.441 feet from the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; said Point of Beginning more specifically being described as follows:

Beginning at a Point on the WEST Right of Way Fence of I-15, said Point being NORTH 1670.11 feet and EAST 2307.56 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence SOUTH 81°26'25" WEST 265.11 feet; thence NORTH 8°35'56" WEST 388.00 feet to an Existing Old Fence Line; thence NORTH 83°36'51" EAST along said Fence Line 359.73 feet to the WEST Right of Way Line of I-15; thence SOUTH 5°32'59" WEST along said Right of Way Line 386.00 feet to the Point of Beginning. Contains 2.740 Acres.

TOGETHER with a 30.00 FOOT RIGHT OF WAY, the Westerly Line of which is described as follows:

Beginning at a Point which is NORTH 1630.65 feet and EAST 2,045.40 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Said Point of Beginning also being the Southwest Corner of the above described tract and running thence SOUTH 8°35'56" EAST 666.798 feet.