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09/04/2018 02:55 PM \$14.00  
Book - 10709 Pg - 3086-3088  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
KAIROS INVESTMENT PARTNERS  
ATTN: GEORGE N BISHOP  
1790 BONANZA DR STE 250  
PARK CITY UT 84060  
BY: PSP, DEPUTY - WI 3 P.

**When recorded, mail to:**

SIP PIONEER I, LLC  
P.O. Box 982500  
Park City, Utah 84098

**DECLARATION OF DRAINAGE EASEMENT  
(Affects Parcel No. 15-16-251-005-000)**

This Declaration of Drainage Easement ("Easement") executed by SIP Pioneer I, LLC, a Delaware limited liability company ("Declarant"), shall be effective when recorded in the office of the Salt Lake County Recorder.

**RECITALS:**

A. Declarant is the record owner in fee simple of certain real property located in Salt Lake County, State of Utah, more particularly described on Exhibit "A" attached hereto (hereinafter the "Property");

B. Declarant is desirous of creating an easement which benefits and burdens the Property to provide for surface/storm water drainage from all portions of the Property in accordance with the terms and conditions hereof.

NOW, THEREFORE, Declarant hereby grants and conveys and creates the following Easement:

1. Declarant hereby grants, conveys and creates for the use and benefit of all owners of any portion of the Property, their successors and assigns in title, a perpetual, non-exclusive Easement for discharge, flow and removal of surface/storm water ("Surface Flow") from and across all surface areas of the Property (excluding areas where any structures exist at the time concerned), and through and across all other surface areas of the Property. Such Easement shall be appurtenant to all portions of the Property.





# SALT LAKE COUNTY RECORDER

## Parcel Details for: 15162510050000

<b>Acres:</b>	<b>Address:</b>	<b>Land Value:</b>	<b>Building Value:</b>	<b>Total Value:</b>
6.3900	2640 W 1700 S	1,263,000.00	4,893,200.00	6,156,200.00

**Legal Description**

BEG N 89°56'52" E 25 FT & N 89°45'30" E 19.442 FT & N 0°03'08" W 2701.244 FT & N 89°56'52" E 40.85 FT FR S 1/4 COR SEC 16, T 1S, R 1W, SLM; N 45°02'17" W 37.97 FT; N 0°01'27" W 373.14 FT; N 89°56'52" E 315.18 FT; S 0°03'08" E 400 FT; S 89°56'52" W 289.15 FT TO BEG. ALSO, BEG N 89°56'52" E 355 FT & N 0°03'08" W 25 FT FR CITY MON AT INTERSECTION OF PIONEER ROAD & 1700 S ST; N 0°03'08" W 400 FT; N 89°56'52" E 490 FT; S 0°03'08" E 198.33 FT; S 89°56'52" W 216 FT; S 0°03'08" E 201.67 FT; S 89°56'52" W 274 FT TO BEG. 6.39 AC.  
 4750-0067 4773-0387 5809-0751 6172-0758  
 8294-7086 9169-3970 9169-3976 9204-2002  
 9323-4970

Owner Name	Trustee Name	PR	Interest	Owner AKA	Trustee AKA	LifeEstate	Executor	Admin	Guardian	Conservator	Custodian
SIP PIONEER I LLC											