

WHEN RECORDED, MAIL TO:

South Jordan City
1600 West Towne Center Drive
South Jordan, Utah 84095

13398954
09/21/2020 10:55 AM \$40.00
Book - 11022 Pg - 2747-2749
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN CITY
1600 WEST TOWNE CENTER DRIVE
SOUTH JORDAN CITY UT 84095
BY: JLA, DEPUTY - MI 3 P.

Affects Parcel No.

WATER LINE EASEMENT

BANASKY RENTALS, a Utah limited liability company ("GRANTOR"), for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, hereby GRANTS AND CONVEYS to the CITY OF SOUTH JORDAN, a municipal corporation of the State of Utah ("GRANTEE") and its successors and assigns a permanent easement for water line facilities and appurtenances thereto (the "EASEMENT") upon the following described property situated in Salt Lake County, Utah, and legally described as follows:

[INSERT LEGAL DESCRIPTION]

See attached Exhibit A

Parcel Number: 27-14-253-010-0000

GRANTEE reserves the EASEMENT, so long as GRANTEE determines that such water line facilities shall be required, with the right of ingress and egress to GRANTEE and its officers, employees, representatives, agents, and assigns to enter upon the EASEMENT with such equipment as is necessary to construct, install, maintain, repair, inspect, protect, remove, and replace said water line facilities and appurtenances.

GRANTOR shall have the right to use premises except for the purpose for which the EASEMENT is granted to GRANTEE, provided such use shall not interfere with the water line facilities and appurtenances thereto or any other rights granted to GRANTEE hereunder. This waterline easement shall be binding upon, and inure to the benefit of the successors and assigns of GRANTOR and may be assigned in whole or part by the GRANTEE.

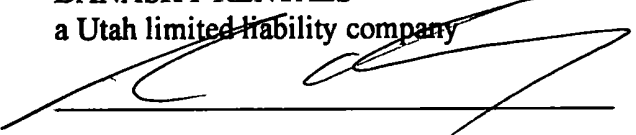
[SIGNATURE PAGE FOLLOWS]

Water Line Easement
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DATED this 15 day of September, 2020.

“GRANTOR”

BANASKY RENTALS
a Utah limited liability company



By: *Ryan Banasky*, Manager

State of Utah)

County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 15 day of September, 2020,
by _____, the Manager of _____



Karlal Smith

Notary Public

My commission expires: 10-30-2023 Residing at:



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2044621CM

EXHIBIT "A"

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED; SAID POINT BEING SOUTH 89°29'36" WEST 1202.47 FEET AND NORTH 00°30'24" WEST 231.95 FEET AND NORTH 05°29'41" EAST 20.17 FEET TO A POINT ON THE NORTH LINE OF SOUTH JORDAN PARK WAY AND NORTH 77°06'36" WEST ALONG SAID NORTH LINE 211.93 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 27947.00 FOOT NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 13°21'41" EAST) THROUGH A CENTRAL ANGLE OF 00°07'19" A DISTANCE OF 59.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 14; TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID 27947.00 FOOT NON-TANGENT CURVE TO THE RIGHT AND THE NORTH LINE OF SOUTH JORDAN PARK WAY (CENTER BEARS NORTH 13°29'00" EAST) THROUGH A CENTRAL ANGLE OF 00°11'59" A DISTANCE OF 97.35 FEET; THENCE NORTH 13°53'41" EAST 229.73 FEET; THENCE NORTH 09°59'43" WEST 57.71 FEET TO A POINT ON THE SOUTH LINE OF BAXTER DRIVE (935 WEST); THENCE NORTH 88°47'34" EAST 23.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°11'26" WEST) THROUGH A CENTRAL ANGLE OF 19°26'34" A DISTANCE OF 69.56 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 38 THE FOLLOWING TWO (2) COURSES; SOUTH 20°39'11" EAST 61.32 FEET AND SOUTH 13°53'29" WEST 266.78 FEET TO THE POINT OF BEGINNING,

SAID DESCRIPTION BEING LOT 3B2, OF THE PROPOSED SOUTHTOWN BUSINESS PARK LOT 3B AMENDED; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

WITH THE FOLLOWING EASEMENTS:

EASEMENT DESCRIPTION:

A 15 FOOT WIDE FIRELINE EASEMENT THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 13 DEGREES 53' 29" E 51.87 FEET FROM THE SOUTHEAST CORNER OF LOT 3B AND RUNNING THENCE:
N 76 DEGREES 06' 34" W 35.49 FEET.

A 15 FOOT WIDE WATERLINE EASEMENT THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 13 DEGREES 53' 29" E 192.62 FEET FROM THE SOUTHEAST CORNER OF LOT 3B AND RUNNING THENCE:

N 76 DEGREES 06' 34" W 24.80 FEET.

NOTE: THERE IS A 15' PUE ALONG THE EAST PROPERTY LINE.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.