

12887236
11/16/2018 10:02 AM \$16.00
Book - 10730 Pg - 8750-8753
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
MARY HUTTON
5025 N BLACK CANYON HWY
PHOENIX AZ 85015
BY: NPA, DEPUTY - WI 4 P.

After recording please return to:

Mary Hutton
5025 N Black Canyon Hwy
Phoenix, AZ 85015

Prepared by:
Vanessa Morgan
3407 SW Smith Road
Mtn Home, ID 83647

EASEMENT AGREEMENT

The undersigned RIVER PARK COMMONS, LLC, a Utah limited liability company ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to QWEST CORPORATION d/b/a CENTURYLINK QC its successors, assigns, lessees, licensees, agents and affiliates ("Grantee"), having an address of 100 CenturyLink Drive, Monroe, Louisiana 71203, Attn: Construction Service, a perpetual, non-exclusive easement ("Easement") to construct, operate, maintain, repair, expand, replace and remove a communication system that Grantee from time to time may require, consisting of but not limited to, cables, wires, conduits, manholes, drains, splicing boxes, vaults, surface location markers, equipment cabinets and associated wooden or concrete pads, aerial lines, poles and cables, and other facilities and structures, including utility service if required to operate such system, facilities and structures (collectively, the "Facilities") over, under and across the following property located in the County of Salt Lake, State of Utah, which Grantor owns ("Easement Tract"):

SEE THE DESCRIPTION SET FORTH ON EXHIBIT A AND B ATTACHED TO,
AND BY THIS REFERENCE MADE A PART OF, THIS AGREEMENT
Grantor further grants and conveys to Grantee the following incidental rights:

- (1) The right of ingress and egress over and across Grantor's lands to and from the Easement Tract;
and
- (2) The right to clear all trees, roots, brush and other obstructions that interfere with Grantee's use and enjoyment of the Easement Tract.

Grantor reserves the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted in this Easement Agreement. Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract and will not alter the surface or subsurface of the Easement Tract or the ground immediately adjacent to the Easement Tract by grading or otherwise excavating, without Grantee's written consent.

Grantor warrants that Grantor is the owner of the Easement Tract and will defend title to the Easement Tract against all claims. Grantee will have no responsibility for environmental contamination unless caused by Grantee.

The rights, conditions and provisions of this Easement Agreement will run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Executed by Grantor this 15th day of November 2018

RIVER PARK COMMONS, LLC, a Utah
limited liability company

GRANTOR:

River Park Commons, LLC
, a Utah Limited Liability Company

By: [Signature]
Printed Name: Nathan W. Pugsley
Title: Manager

STATE OF Utah)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 15 day of November,
2018, by Nathan W. Pugsley as Manager, of River Park Commons a
Utah Limited Liability Company LLC

My commission expires: 06/26/22

WITNESS my hand and official seal.

[Signature]
Notary Public

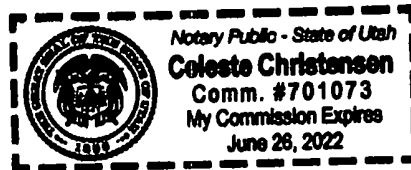


EXHIBIT "A"

**SIX FOOT (6') EASEMENT LEGAL DESCRIPTION
PREPARED FOR BRIGHTON DEVELOPMENT/CENTURYLINK
4878 SOUTH, MURRAY BOULEVARD
Murray, UTAH
(November 13, 2018)
18-148**

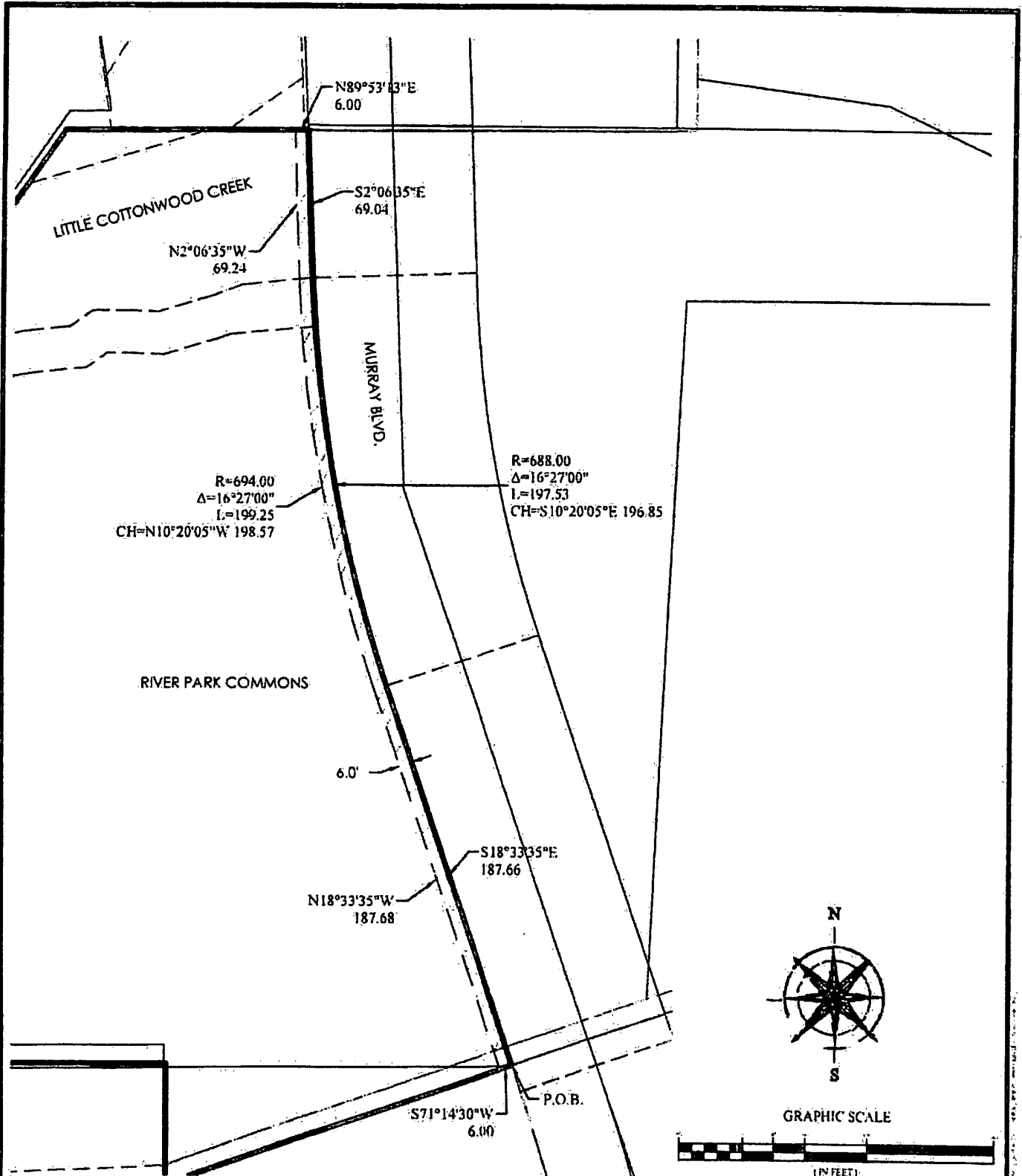
RIGHT-OF-WAY EASEMENT

An easement on tax parcel 21-12-107-008-0000 to be six (6) feet in width, being 6 feet westerly from the west right of way line of Murray Boulevard, located in a parcel of property, situate in the NW1/4 of Section 12, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 12; thence S00°05'04"E 145.36 feet being a measured distance to a Witness Corner in 4800 South Street; thence N89°49'23"W 1,390.53 feet to a Street Monument in 4800 South Street, being the Basis of Bearing; thence West 74.62 feet; thence South 789.92 feet to the POINT OF BEGINNING, said point being the intersection of the westerly right of way line of Murray Boulevard and the northerly boundary of Hunter's Woods Condominium Plat, recorded in the office of the Salt Lake County Recorder in Book 85-4, Page 70, as determined by survey; thence along the boundary of said Hunter's Woods Condominiums S71°14'30"W 6.00 feet; thence N18°33'35"W 187.68 feet; thence along the arc of a curve to the right with a radius of 694.00 feet a distance of 199.25 feet through a central angle of 16°27'00" Chord: N10°20'05"W 198.57 feet; thence N02°06'35"W 69.24 feet to the northerly line of the parcel; thence N89°53'13"E 6.00 feet along said northerly line to the Westerly right of way line of said Murray Boulevard; thence along said Westerly right of way line the following three (3) courses and distances (1) S02°06'35"E 69.04 feet; thence (2) along the arc of a curve to the left with a radius of 688.00 feet a distance of 197.53 feet through a central angle of 16°27'00" Chord: S10°20'05"E 196.85 feet; thence (3) S18°33'35"E 187.66 feet to the point of beginning.

Contains: 2,730 sq.ft. +/-

EXHIBIT "B"



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

FOCUS
ENGINEERING AND SURVEYING, LLC
33 WEST CENTER STREET
MIDVALE, UTAH 84047 PH (801) 542-4475
www.FocusUtah.com

RIVER PARK COMMONS
CENTURY LINK EASEMENT EXHIBIT

Drawn	11/13/18
Scale	1"=60'
Drawn	TDM
Rev	13-148
Sheet	01