

Contact  
Tooele City Recorder  
90 North Main  
Tooele, UT 84074  
(435) 843-2110

## Perpetual Sanitary Sewer Easement

Affected Parcel(s): 02-009-0-0092  
02-009-0-0069

Tooele City Corporation, Grantor, hereby grants and conveys to Tooele City Corporation a perpetual, non-exclusive easement to be used for the installation, maintenance, operation, repair and replacement of sanitary sewer lines and facilities, upon and under the following described tracts of land, to wit:

### Sewer Easement #1

A Parcel of Land Being 20 Feet Wide, with a Half Width of 10 Feet, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, for an Existing Sewer Line; the Intended Centerline of Which Is to Be along the Existing Sewer Line Being Described as Follows:

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and Running Thence North 00°05'41" West along the West Line of the Southwest Quarter of Said Section 29, a Distance of 1,362.32 Feet, Thence North 89°54'19" East, a Distance of 728.60 Feet to the Point of Beginning, Said Point Being on the East Line of Lot 303 of Tooele City Commercial Park Phase 3 Amended (Entry No. 212598); Thence South 77°21'25" East, a Distance of 233.61 Feet; Thence South 78°29'20" East, a Distance of 166.39 Feet to the West Right-of-way Line of Tooele Boulevard (Entry No. 401144) and the Point of Termination. Easement Lines Are to Be Trimmed And/or Extended So as to Terminate at Grantor's Boundary.

All as Shown on Exhibit A-1 Attached Hereto and Made a Part Hereof.

Contains: 8,000 Square Feet or 0.183 Acres +/-

Also:

### Sewer Easement #2

A Parcel of Land Being 20 Feet Wide, with a Half Width of 10 Feet, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, for an Existing Sewer Line; the Intended Centerline of Which Is to Be along the Existing Sewer Line Being Described as Follows:

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and Running Thence North 00°05'41" West

along the West Line of the Southwest Quarter of Said Section 29, a Distance of 785.79 Feet; Thence North 89°54'19" East, a Distance of 95.18 Feet to the Point of Beginning, Said Point Being on the East Right-of-way Line of 1200 West Street; Thence South 79°18'33" East, a Distance of 167.41 Feet; Thence South 61°03'07" East, a Distance of 296.52 Feet; Thence South 74°00'02" East, a Distance of 382.08 Feet to the West Right-of-way Line of Tooele Boulevard (Entry No. 401144) and the Point of Termination. Easement Lines Are to Be Trimmed And/or Extended So as to Terminate at Grantor's Boundary.

All as Shown on Exhibit A-1 Attached Hereto and Made a Part Hereof.

Contains: 16,920 Square Feet or 0.388 Acres +/-

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed by its duly-authorized officers this 2<sup>nd</sup> day of July, 2021.

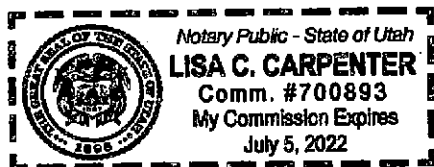
Debra E. Wilson  
Grantor - Tooele City Corporation

STATE OF UTAH )  
 ) ss.  
COUNTY OF Tooele )

On the date first above written personally appeared before me, Debra E. Wilson who, being by me duly sworn, did say that she is a duly-authorized officer of Grantor, and that this instrument was signed with due authority.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Lisa C. Carpenter  
Notary Public



# EXHIBIT A

## SEWER EASEMENT #1

A PARCEL OF LAND BEING 20 FEET WIDE, WITH A HALF WIDTH OF 10 FEET, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, FOR AN EXISTING SEWER LINE; THE INTENDED CENTERLINE OF WHICH IS TO BE ALONG THE EXISTING SEWER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1,362.32 FEET, THENCE NORTH 89°54'19" EAST, A DISTANCE OF 728.60 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF LOT 303 OF TOOELE CITY COMMERCIAL PARK PHASE 3 AMENDED (ENTRY NO. 212598); THENCE SOUTH 77°21'25" EAST, A DISTANCE OF 233.61 FEET; THENCE SOUTH 78°29'20" EAST, A DISTANCE OF 166.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOOELE BOULEVARD (ENTRY NO. 401144) AND THE POINT OF TERMINATION. EASEMENT LINES ARE TO BE TRIMMED AND/OR EXTENDED SO AS TO TERMINATE AT GRANTOR'S BOUNDARY.

CONTAINS: 8,000 SQUARE FEET OR 0.183 ACRES +/-

ALL AS SHOWN ON EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

ALSO:

## SEWER EASEMENT #2

A PARCEL OF LAND BEING 20 FEET WIDE, WITH A HALF WIDTH OF 10 FEET, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, FOR AN EXISTING SEWER LINE; THE INTENDED CENTERLINE OF WHICH IS TO BE ALONG THE EXISTING SEWER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 785.79 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 95.18 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 79°18'33" EAST, A DISTANCE OF 167.41 FEET; THENCE SOUTH 61°03'07" EAST, A DISTANCE OF 296.52 FEET; THENCE SOUTH 74°00'02" EAST, A DISTANCE OF 382.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOOELE BOULEVARD (ENTRY NO. 401144) AND THE POINT OF TERMINATION. EASEMENT LINES ARE TO BE TRIMMED AND/OR EXTENDED SO AS TO TERMINATE AT GRANTOR'S BOUNDARY.

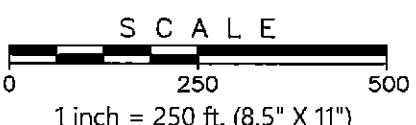
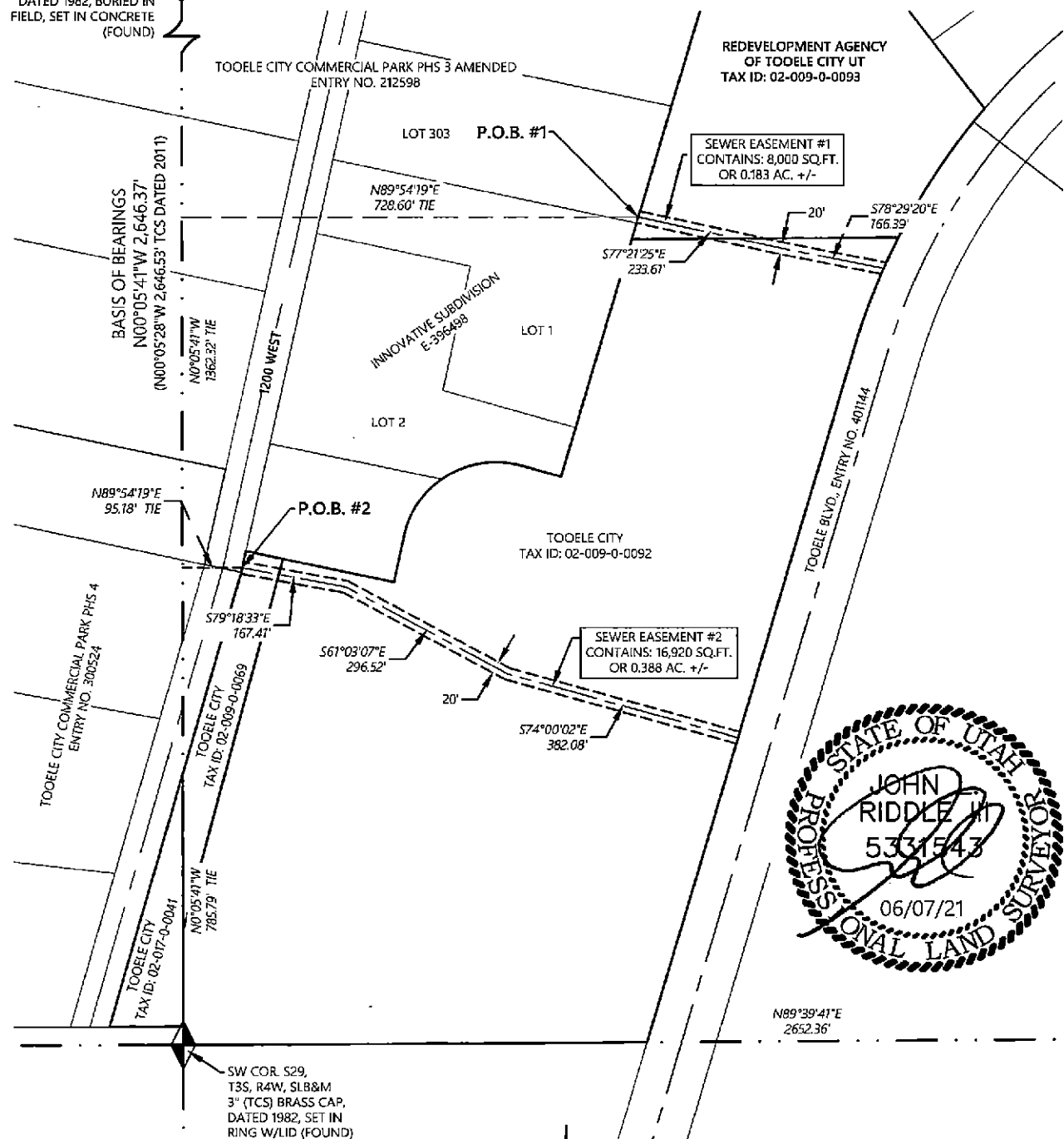
CONTAINS: 16,920 SQUARE FEET OR 0.388 ACRES +/-

ALL AS SHOWN ON EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.



# EXHIBIT A-1

WEST 1/4 CORNER  
SEC 29, T3S, R4W, SLB&M  
3" (TCS) BRASS CAP,  
DATED 1982, BURIED IN  
FIELD, SET IN CONCRETE  
(FOUND)



LEGEND:

— · — · — · —	SECTION LINE
— — — — —	TIE
- - - - -	EASEMENT
— — — — —	CENTERLINE



EXHIBIT A-1  
SW QTR, SEC 29,  
T3S, R4W, SLB&M,  
TOOELE COUNTY, UTAH

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING DESCRIBED.

DRAWN BY	CHECKED BY	APPROVED BY
JEW 06/2021	JLR 06/2021	JLR 06/2021