

Return to:  
 John N. Brems  
 Parsons Kinghorn Harris  
 111 E. Broadway, 11<sup>th</sup> Fl.  
 Salt Lake City, UT 84111

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 06/24/2005 03:39 PM \$0.00  
 Book - 9149 Pg - 8980-8984  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 TAYLORSVILLE CITY  
 2600 TAYLORSVILLE BLVD  
 TAYLORSVILLE UT 84116-2208  
 BY: SEM, DEPUTY - WI 5 P.

## PERMANENT/PERPETUAL SIDEWALK AND UTILITY EASEMENT

For value received, Granite School District, whose address is 340 East 3545 South, Salt Lake City 84115 (property address 5225 South Redwood Road, Taylorsville, Utah 84123), ("Grantor"), hereby grants to Taylorsville City, its successors and assigns, ("Grantee"), an easement for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of irrigation, street improvements, sidewalks, and curb and gutter, as part of the improvements incidental to the Redwood Road (SR68), known as the Redwood Road Mobility and Beautification Enhancement Project, and electric power distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, on, over or under the surface of the real property of Grantor in Salt Lake County, State of Utah, as more particularly described and/or shown on Exhibit(s) "C" attached hereto and by this reference made a part hereof:

A portion of that certain parcel of land recorded as parcel number 21:10:451:003:000 at the office of the Salt Lake County Recorder, said portion being described as follows:

Beginning at a point on the east line of Redwood Road which is NORTH 537.02 feet and EAST 54.82 feet from the North quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 03°52'50" East 94.95 feet; thence South 00°00'02" West 150.85 feet to a point of curvature; thence southeasterly 7.29 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 16°41'53", the chord of which bears South 08°20'57" East 7.26 feet; thence South 16°41'53" East 13.54 feet to a point of curvature; thence southeasterly 9.31 feet along the arc of a 27.67 foot radius curve to the right, through a central angle of 19°17'18", the chord of which bears South 06°31'48" East 9.27 feet; thence South 00°00'02" West 64.05 feet to a point of curvature; thence southeasterly 2.05 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 04°41'28", the chord of which bears South 02°20'44" East 2.05 feet; thence South 03°55'00" East 50.50 feet to a point of curvature; thence southeasterly 6.87 feet along the arc of a 100.00 foot radius curve to the right, through a central angle of 03°56'07", the chord of which bears South 01°58'03" East 6.87 feet; thence SOUTH 7.95 feet to a point of curvature; thence southwesterly 15.26 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 17°29'27", the chord of which bears South

08°44'41" West 15.20 feet; thence North 46°36'31" West 6.88 feet to a non-tangent point of curvature; thence northwesterly 11.46 feet along the arc of a 50.00 foot radius curve to the left, through a central angle of 13°07'35", the chord of which bears North 06°34'02" East 11.43 feet; thence NORTH 6.69 feet to a point of curvature; thence northeasterly 6.87 feet along the arc of a 100.00 foot radius curve to the left, through a central angle of 03°56'07", the chord of which bears North 01°58'03" West 6.87 feet; thence North 03°57'09" West 51.26 feet; thence North 00°00'02" East 70.35 feet; thence North 16°41'53" West 24.60 feet to a point of non-tangent curvature; thence northeasterly 1.92 feet along the arc of a 1.50 foot radius curve to the left, through a central angle of 73°18'05", the chord of which bears North 36°39'04" East 1.79 feet; thence North 00°00'02" East 150.40 feet; thence North 03°50'34" West 10.61 feet to the east line of Redwood Road thence North 00°11'40" East 84.14 feet along said line to the point of beginning.

Containing 2,271.85 square feet more or less.

Basis of bearing: The section line between the North quarter corner of Section 15 and the Center quarter corner of said section bears South 00°11'40" West.

Subject to recorded or unrecorded easements or rights-of-way, if any, which have been established and now may exist by operation of law upon said land, or any portion thereof.

Together with the right of access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the easement and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

Subject to the foregoing limitations, the surface of the easement granted herein may be used for roadways, curb and gutter and sidewalk and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

This easement shall be binding upon Grantor, his successors, and assigns and shall inure to the benefit of the City of Taylorsville, its successors, and assigns, and may be assigned in whole or in part by the City of Taylorsville.

It is hereby understood that any party obtaining this easement is without authority to make any representations, covenants, or agreements not herein expressed.

DATED this 15th day of June, 2005.

*Patricia G. Sandstrom*

Grantor(s) Patricia G. Sandstrom  
President

Grantor(s)

*David F. Garrett*

Grantor(s) David F. Garrett  
Business Administrator/Treasurer

Grantor(s)

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Utah )

ss.

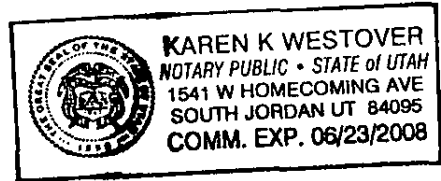
County of Salt Lake )

This instrument was acknowledged before me on this 15 day of  
June, 2005, by Patricia G. Sandstrom and David F. Garrett

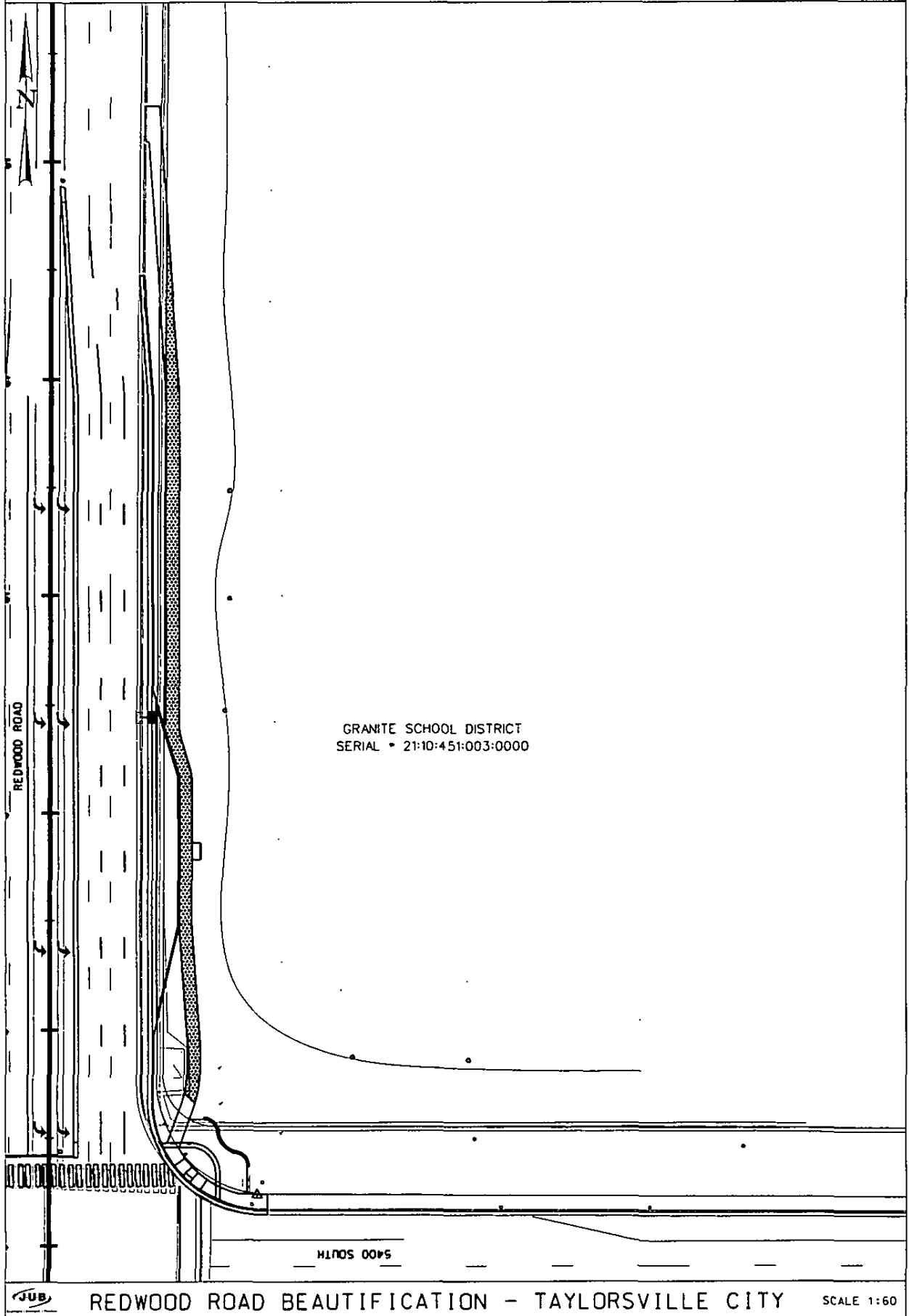
*Karen K. Westover*  
Notary Public

My commission expires: June 23, 2008

JNBVT\1044



# EXHIBIT C



**Granite School District (sidewalk easement description)**

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