

4/26

After recording, return to:

Salt Lake City Corporation

7685069
07/26/2000 01:48 PM 20.00
Book - 8377 Pg - 232-235
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
DOMINION ENGINEERING
699 E. SO. TEMPLE #220
SLC UT 84102
BY: RDJ, DEPUTY - WI 4 P.

7685069

Space above for County Recorder's use

PARCEL ID #14-13-100-008

UTILITY EASEMENTS

PRATEZK PARTNERS, hereinafter referred to as "Grantor," hereby grants and conveys to SALT LAKE CITY CORPORATION, hereinafter referred to as "Grantee," for good and valuable consideration given by the Grantee to the Grantor in the form of Grantee's approval of the development of Grantor's land and the filing of Subdivision Plat 4 on Grantee's land, the receipt and sufficiency of which is hereby acknowledged, the following permanent utility, drainage and sewer easements for the purpose of permitting the uses described in the description of each easement.

LEGAL DESCRIPTION FOR 10.00-FOOT WIDE PRIVATE UTILITY EASEMENT ALONG EAST SIDE OF 5350 WEST STREET FROM NORTH LINE OF PROPOSED LOT 14 TO 1520 SOUTH STREET:

A 10.00'-wide private utility easement, located in the Northwest Quarter of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, the centerline of which is more particularly described as follows:

BEGINNING at a point 29.00 feet North 89°52'14" West and 628.57 feet North 00°01'16" East along the Northerly extension of the West line of Lot 8, Pratezk Industrial Park - Plat 2, as recorded in the Office of the Salt Lake County Recorder, from the Northwest corner of said Lot 8 (which corner is 1690.51 feet North 89°56'32" East along the Quarter Section line and 292.50 feet North 00°01'16" West along the West line of said Lot 8 from the Salt Lake County Monument found marking the West Quarter Corner of said Section 13), and running thence North 00°01'16" East 509.31 feet along a line 29.00 feet parallel with said Northerly extension line to the point of terminus.

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**LEGAL DESCRIPTION FOR 24.00-FOOT WIDE DRAINAGE EASEMENT
ALONG EAST SIDE OF 5350 WEST STREET FROM NORTH LINE OF
PROPOSED LOT 14 TO 1520 SOUTH STREET:**

A drainage easement, located in the Northwest Quarter of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point 628.57 feet North 00°01'16" West along the Northerly extension of the West line of Lot 8, Pratezk Industrial Park - Plat 2, as recorded in the Office of the Salt Lake County Recorder, from the Northwest corner of said Lot 8 (which corner is 1690.51 feet North 89°56'32" East along the Quarter Section line and 292.50 feet North 00°01'16" West along the West line of said Lot 8 from the Salt Lake County Monument found marking the West Quarter Corner of said Section 13), and running thence North 00°01'16" East 504.32 feet to the point of tangency with a 29.00 foot radius arc to the right; thence Northeasterly 40.53 feet along the arc of said curve through a central angle of 80°04'19" (chord bears North 40°00'54" East 37.31 feet) to a non-tangent line; thence South 00°01'16" East 532.88 feet along a line 24.00 feet parallel with said Northerly extension line; thence South 89°52'14" West 24.00 feet to the point of beginning. Contains 0.2897 acres, more or less.

**LEGAL DESCRIPTION FOR 20.00-FOOT WIDE DRAINAGE AND PUBLIC
UTILITY EASEMENT ALONG WEST SIDE OF 5500 WEST STREET FROM
SOUTH LINE OF THE LEE DRAIN EASEMENT TO THE SOUTH LINE OF
PLAT 4:**

A drainage and public utility easement over a strip of land 20.00 feet wide, located in the Northwest Quarter of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, lying 10.00 feet on each side of the following described centerline:

BEGINNING at a point on the South line of the Lee Drain right-of-way (100.00 feet wide), as based upon the surveyed location of said Lee Drain, which point is 210.68 feet South 00°00'16" East along the section line and 696.88 feet North 89°59'45" East from the Northwest corner of said Section 13, and running thence along a line 10.00 feet Westerly of and parallel with the Northerly extension of 5500 West Street the following three (3) courses: (1) South 00°01'16" East 96.28 feet; (2) South 03°04'26" East 150.21 feet; (3) South 00°01'16" East 1571.20 feet to the point of ending of said center line.

LEGAL DESCRIPTION FOR 40.00-FOOT WIDE SANITARY SEWER EASEMENT FROM WEST SECTION LINE TO WEST LINE OF 5500 STREET:

An easement for sanitary sewer over a strip of land 40.00 feet wide, located in the Northwest Quarter of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, lying 20.00 feet on each side of the following described centerline:

BEGINNING at a point on the Easterly right-of-way line of 5600 West Street, which is 1186.86 feet South 00°00'16" East along the section line and 40.00 feet North 89°15'14" East from the Northwest corner of said Section 13, and running thence North 89°52'14" East 675.15 feet to the West line of the Northerly extension of 5500 West Street and the point of ending of said center line.

LEGAL DESCRIPTION FOR 15.00-FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG EAST SIDE OF LOT 19, PLAT 4:

A drainage and public utility easement over a strip of land 15.00 feet wide, located in the Northwest Quarter of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian, lying 7.50 feet on each side of the following described centerline:

BEGINNING at a point on the South line of the Lee Drain right-of-way (100.00 feet wide), as based upon the surveyed location of said Lee Drain, which point is 224.98 feet South 00°00'16" East along the section line of 1640.63 feet North 89°59'45" East from the Northwest corner of said Section 13, and running thence South 00°01'16" East 940.69 feet to the point of ending of said center line.

Such easements shall constitute permanent burdens and servient tenements on the properties described in said easements, and the same shall run with the land and be binding upon and enforceable against and also for the benefit of all successors in right, title and interest to the properties located in Pratezk Industrial Park served by such utility, drainage and sewer easements. Grantor retains the right to use: (a) the surface area of each utility easement property to the extent that such use is not incompatible with the easement use granted herein. Grantor specifically reserves the right to allow other utility lines to be installed under, across and within each easement, provided those utility lines do not materially interfere with the uses for which these easements are granted.

Grantor shall not construct any improvements or plant any landscaping other than lawns, flower beds and shrubs, or paved or concrete walkways within the easement properties and only to the extent that such improvements do not interfere with the intended use of such easements. Grantor, its successors and assigns, shall not do or permit any act or acts that will unreasonably prevent or hinder the ingress or egress of Grantee or its authorized users of the easements.

In making use of the utility, drainage and sewer easements, Grantee or any utility company performing any work in connection with such easement shall replace and restore, at Grantee's sole cost and expense, such area and/or improvements disturbed by such work to the condition of such area before the performance of that work.

WITNESS THE HAND of Grantor this 24 day of July, 2000.

GRANTOR:

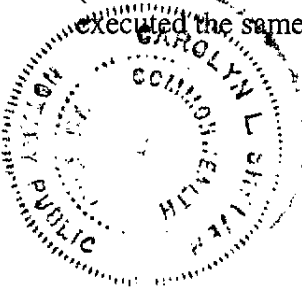
PRATEZK PARTNERS

By James M. Irving
Title Managing Partner PUP.

Virginic
STATE OF UTAH)
: ss
COUNTY OF Garfield)

On this 24 day of July, 2000, personally appeared before me James M. Irving, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he/she is the Managing Partner of Pratezk Partners and that said document was signed by him/her in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and said acknowledged to me that said corporation executed the same.

Carolyn S. Shrines
Notary Public



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