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Book - 9714 Pg - 7148-7152
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAGNA WATER DISTRICT
2711 S 8600 W
MAGNA UT 84044
BY: KSR, DEPUTY - WI 5 P.

WHEN RECORDED, MAIL TO:
Magna Water District
2711 South 8600 West
Magna, Utah 84044

Easement
(CORPORATION)

Salt Lake County

West Valley Pavilion, LLC, a Delaware Limited Liability Company, a corporation of the State of Arizona, Grantor, hereby GRANTS AND CONVEYS to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah 84044, Grantee, for the sum of 10.00 Dollars, a perpetual easement, upon part of an entire tract of land, for the purpose of installing and maintaining a water and sanitary sewer line, situated in the East 1/2 of the Southeast 1/4 of Section 23, Township 1 South, Range 2 West, SLB&M. The boundaries of said easement are described as follows:

See Exhibit 'A' attached hereto and incorporated herein by this reference.

Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

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Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its proper officers thereunto duly authorized, this 24 day of April, A.D. 2009.

West Valley Pavilion, LLC

A Delaware Limited Liability Company

By Steven Usdan

Title Steven Usdan

Vice President

STATE OF)

) ss.

COUNTY OF)

On the date first above written personally appeared before me, _____, who, being by me duly sworn, says that he is the _____ of _____, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of _____, and said _____ acknowledged to me that said corporation executed the same.

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

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On April 24, 2009 before me, William H. Meyerchak, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven Usdan
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature William H. Meyerchak
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement

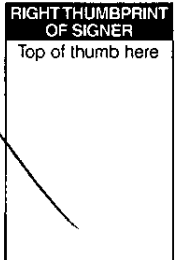
Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

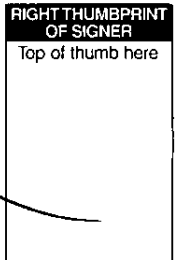
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Exhibit A

SEWER AND WATER EASEMENT

AN 20 FOOT WIDE EASEMENT FOR WATERLINE PURPOSES, IN LOT 2 OF THE WEST VALLEY PAVILION SUBDIVISION, RECORDED AS ENTRY NO. 10494147, IN BOOK 2008P, PAGE 195, OFFICIAL RECORDS, IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING N89°31'52"W ALONG SAID LINE 26.61 FEET FROM THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING N00°28'08"E ALONG THE EAST SECTION LINE 1162.71 FEET, AND N89°44'16"W 79.61 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S00°28'08"W 41.84 FEET; THENCE S89°31'52"E 18.69 FEET; THENCE S00°28'08"W 20.00 FEET; THENCE N89°31'52"W 18.69 FEET; THENCE S00°28'08"W 181.30 FEET; THENCE S45°28'08"W 40.24 FEET; THENCE N89°31'52"W 116.93 FEET, TO THE WEST LINE OF SAID LOT 2; THENCE N00°28'08"E ALONG SAID LINE 20.00 FEET; THENCE S89°31'52"E 108.65 FEET; THENCE N45°28'08"E 23.68 FEET; THENCE N00°28'08"E 234.86 FEET, TO THE NORTH LINE OF SAID LOT 2; THENCE S89°31'52"E ALONG SAID NORTH LINE 20.00 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN EASEMENT FOR SEWER AND WATERLINE PURPOSES, IN LOTS 3, 4, 5, 6 AND 7 OF THE WEST VALLEY PAVILION SUBDIVISION, RECORDED AS ENTRY NO. 10494147, IN BOOK 2008P, PAGE 195, OFFICIAL RECORDS, IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE NORTH LINE OF PARKWAY BOULEVARD (2700 SOUTH), SAID POINT BEING N00°28'08"E ALONG THE EAST SECTION LINE 67.54 FEET, AND N89°44'16"W 311.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S89°24'40"W ALONG SAID NORTH LINE 13.08 FEET; THENCE N00°28'08"E 130.93 FEET; THENCE N89°31'52"W 18.88 FEET; THENCE N00°28'08"E 35.00 FEET; THENCE S89°31'52"E 16.38 FEET; THENCE N00°28'08"E 81.71 FEET; THENCE N89°31'52"W 20.43 FEET; THENCE N00°28'08"E 20.00 FEET; THENCE S89°31'52"E 20.43 FEET; THENCE N00°28'08"E 74.75 FEET; THENCE N89°31'52"W 316.57 FEET; THENCE N73°14'23"W 10.30 FEET; THENCE S16°45'37"W 25.98 FEET; THENCE N73°07'50"W 26.38 FEET; THENCE S16°45'37"W 9.30 FEET; THENCE S05°30'37"W 73.91 FEET; THENCE S00°09'38"W 167.92 FEET; THENCE N89°50'22"W 27.50 FEET, TO THE EAST LINE OF ANNA CAROLINE DRIVE; THENCE NORTHERLY ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N00°09'38"E 127.97 FEET, TO THE BEGINNING OF

A TANGENT CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 782.00 FEET, AND
2) NORTHERLY 170.15 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE
OF 12°28'00", TO THE SOUTH LINE OF LOT 1 OF SAID SUBDIVISION; THENCE
EASTERLY ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) S77°22'23"E
91.30 FEET, AND 2) N89°58'55"E 333.17 FEET; THENCE S00°28'08"W 1.50 FEET;
THENCE S45°30'42"W 10.60 FEET; THENCE S00°28'08"W 54.65 FEET; THENCE
S89°31'52"E 4.78 FEET; THENCE S00°28'08"W 20.00 FEET; THENCE N89°31'52"W 4.78
FEET; THENCE S00°28'08"W 118.08 FEET; THENCE S89°31'52"E 2.80 FEET; THENCE
S00°28'08"W 35.00 FEET; THENCE N89°31'52"W 17.30 FEET; THENCE S00°28'08"W
120.56 FEET, TO THE NORTH LINE OF SAID PARKWAY BOULEVARD; THENCE
S89°24'40"W ALONG SAID LINE 6.92 FEET, TO THE POINT OF BEGINNING.

CONTAINS 0.84 ACRES, MORE OR LESS.