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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
RULON J HARPER
6085 S TOLCATE WOODS LN
HOLLADAY UT 84121
BY: DCP, DEPUTY - WI 16 P.

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

Portions of APN: 20-26-101-005-4001
20-26-101-005-4002
20-26-326-008-4001
20-26-326-008-4002
20-26-326-009-4001
20-26-326-009-4002
20-26-456-004-0000

PERPETUAL NON-EXCLUSIVE SEWER LINE EASEMENT

WEST BENCH, LLC, a Utah limited liability company; and, YELLOWSTONE LEGACY, LLC, a Utah limited liability company; and, CW COPPER RIM 1, LLC, a Utah limited liability company (collectively referred to herein as "Grantor"), whose principal office address is 1222 West Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto **RULON J. HARPER** (hereinafter referred to as "Grantee"), whose principal office address is, 5945 Tolcate Lane, Salt Lake City, Utah, its successors, assigns, licensees and agents, a **PERPETUAL NON-EXCLUSIVE SEWER LINE EASEMENT** upon, over, under, across and through the following described tract of land, which the Grantor owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibits 'A-1; Legal Descriptions & A-2; Sewer Easement Exhibit, attached hereto and by this reference made a part hereof].

The Easement herein granted is for the following purpose: installation and maintenance of a Sewer line and any appurtenances connected thereto (the "Facilities").

Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the Facilities from time to time as Grantee may require. Grantee shall have the right of reasonable ingress and egress to and from the Facilities over and across Grantor's land lying coincident with the land described above. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

Attached as Exhibit 'B-1' is the legal description of the aggregate of all of the real property (the "Aggregate Real Property") through which the Easement Property runs. Either jointly or separately, the entities constituting Grantor own the entire Aggregate Real Property. The entities constituting Grantor, for themselves and their respective successors, assigns, licensees and agents, acknowledge and agree that, notwithstanding any changes in the Assessor's Parcel Numbers (APN) listed herein, the Easement shall continue in full force and effect on a perpetual basis, based upon the legal description of the Easement Property described in Exhibits 'A-1' & 'A-2' as such Easement Property runs through the Aggregate Real Property described in Exhibit 'B-1'.

Signed and delivered this _____ day of _____, 2019.

LENDER CONSENT AND SUBORDINATION

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as the beneficiary and holder of those certain Deeds of Trust dated January 12, 2018 and January 31, 2019, and filed in the official records of the Salt Lake County Recorder on January 16, 2018 and January 31, 2019, under Entry No. 12698422, in Book 10638, at Page 8656, and Entry No. 12927578, in Book 10749, at Page 7729, respectively (the "Trust Deeds"), which Trust Deeds encumber real property owned by Grantor (the "Grantor's Property"), hereby: (1) consents to the execution and delivery of the within and foregoing Easement by Grantor affecting the Grantor's Property; and (2) subordinates all of its rights, title and interests under the Trust Deeds in and to the Grantor's Property to the rights, title, interests, obligations and benefits created by, or arising under, the within and foregoing Easement, so that the Easement shall unconditionally be and remain at all times an interest in real property prior and superior to the Trust Deeds. Nothing contained herein shall be construed to impose upon the undersigned any obligation created by the Easement, unless and until the undersigned has acquired fee title to all or a portion of the Grantor's Property.

MOUNTAIN WEST DEBT FUND, LP,
a Delaware limited partnership

By: [Signature]
Its: Authorized Agent

STATE OF Nevada)
COUNTY OF Clark) : ss.

On this 29th day of July, 2019, personally appeared before me Andrew Menlove, who being by me duly sworn did say that s/he is the authorized agent of MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership, and that the foregoing instrument was duly authorized by the limited partnership at a lawful meeting held or by authority of its bylaws and signed in behalf of said limited partnership.

[Signature]
NOTARY PUBLIC
My Commission Expires: 8/8/21
Residing in Clark County, NV



Exhibit 'A-1'
(Legal Description of Easement)

SEWER LINE 'SEGMENT A' EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH 89°58'45" EAST 849.59 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 0°38'32" WEST 78.36 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 0°38'32" WEST 591.41 FEET TO A POINT ON A NON TANGENT 999.68 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 218.64 FEET HAVING A CHORD OF NORTH 06°54'24 WEST 218.20 FEET); THENCE NORTH 13°10'21" WEST 247.81 FEET; THENCE NORTH 41°00'46" WEST 247.73 FEET TO A POINT ON A NON TANGENT 1000.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 71.57 FEET (HAVING A CHORD OF NORTH 43°03'18" WEST 71.56 FEET); THENCE NORTH 45°06'20" WEST 330.00 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 156.49 FEET (HAVING A CHORD OF NORTH 49°35'18" WEST 156.33 FEET); THENCE NORTH 54°04'17" WEST 97.92 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 327.65 FEET (HAVING A CHORD OF NORTH 44° 41'08" WEST 326.18 FEET); THENCE NORTH 35°17'56" WEST 251.91 FEET TO A POINT ON A 510.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 196.32 FEET (HAVING A CHORD OF NORTH 46°19'35" WEST 195.11 FEET); THENCE NORTH 57°21'14" WEST 764.13 FEET TO A POINT ON A 510.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 527.21 FEET (HAVING A CHORD OF NORTH 27°44'22" WEST 504.04 FEET); THENCE NORTH 1°52'30" EAST 174.99 FEET; THENCE NORTH 3°24'08" WEST 216.85 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION

SEWER LINE 'SEGMENT B' EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT SOUTH 89°58'36" WEST 1284.82 FEET ALONG THE SOUTH SECTION LINE AND NORTH 3571.44 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 26; AND RUNNING THENCE WESTERLY ALONG A NON-TANGENT ARC TO THE LEFT 750.97 FEET; THE RADIUS OF SAID ARC BEING 1675.60 FEET (HAVING A CHORD OF SOUTH 69°29'42" WEST 744.70 FEET) TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

SEWER LINE 'SEGMENT C' EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT SOUTH 89°58'36" WEST 1582.79 FEET ALONG THE SOUTH SECTION LINE AND NORTH 3503.32 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT 164.40 FEET; THE RADIUS OF SAID CURVE BEING 1040.00 FEET (HAVING A CHORD OF NORTH 37°07'59" WEST 164.23 FEET) TO A POINT ON A NON TANGENT 216.84 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 65.38 FEET (HAVING A CHORD OF NORTH 32°51'38" WEST 65.13 FEET) THENCE NORTH 23°38'39" WEST 264.41 FEET TO A POINT ON A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 3.94 FEET (HAVING A CHORD OF NORTH 21°35'37" WEST 3.94 FEET); THENCE NORTH 19°32'35" WEST 327.02 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

SEWER LINE 'SEGMENT D' EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT SOUTH 89°58'36" WEST 1854.45 FEET ALONG THE SOUTH SECTION LINE AND NORTH 3387.04 FEET FROM THE SOUTH ¼ QUARTER CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTHWESTERLY ALONG A NON TANGENT CURVE TO THE LEFT 70.46 FEET; THE RADIUS OF SAID CURVE BEING 750.11 FEET (HAVING A CHORD OF NORTH 38°59'23" WEST 70.44 FEET) TO A POINT ON A NON TANGENT 498.03 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 157.42 FEET (HAVING A CHORD OF NORTH 32°39'45" WEST 156.77 FEET) THENCE NORTH 23°38'36" WEST 273.70 FEET; THENCE NORTH 21°35'35" WEST 3.94 FEET; THENCE NORTH 19°32'35" WEST 337.40 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

SEWER LINE 'SEGMENT E' EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

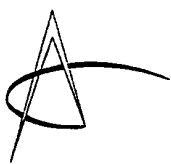
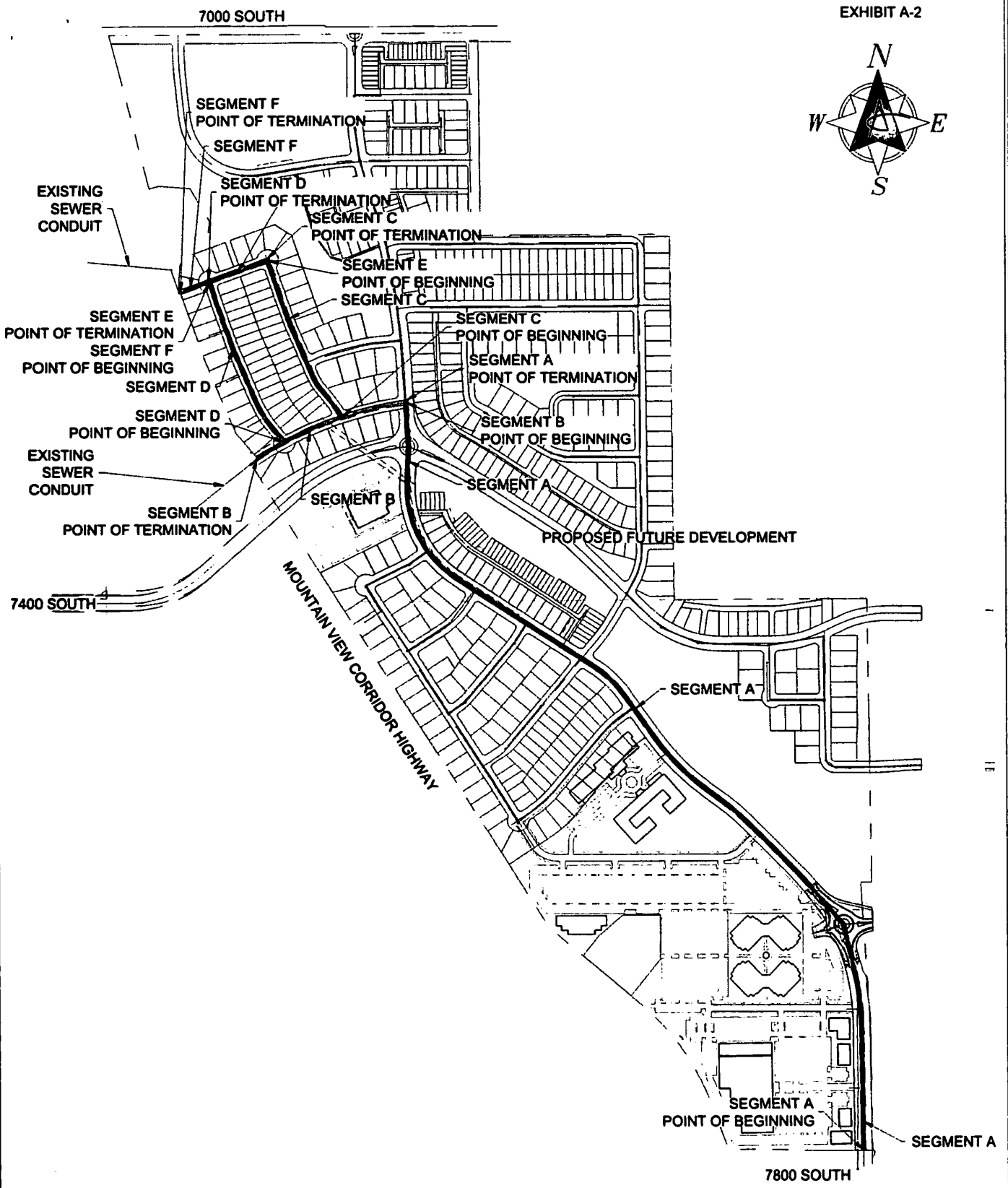
BEGINNING AT A POINT SOUTH 89°58'36" WEST 1930.81 FEET, ALONG THE SOUTH SECTION LINE AND NORTH 4233.72 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 26; AND RUNNING THENCE SOUTH 70°27'25" WEST 290.00 FEET TO A POINT OF TERMINATION FOR THIS DESCRIPTION.

SEWER LINE 'SEGMENT F' EASEMENT DESCRIPTION:

A STRIP OF LAND 20.00 FEET IN WIDTH SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE SIDELINES OF WHICH ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN AND END ON THE BOUNDS OF THE GRANTOR'S PROPERTY, SAID SIDELINES ARE 10.00 FEET PARALLEL AND CONCENTRIC WITH THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT SOUTH 89°58'36" WEST 2204.10 FEET ALONG THE SOUTH SECTION LINE AND NORTH 4136.83 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 26; AND RUNNING THENCE SOUTH 70°27'25" WEST 145.00 FEET TO THE POINT OF TERMINATION FOR THIS DESCRIPTION.

Exhibit 'A-2'
(Sewer Easement Exhibit)



Ward Engineering Group

Planning Engineering Surveying

231 West 800 South
Salt Lake City, Utah 84101

Phone: (801)487-8040 Fax: (801)487-8668

SEWER EASEMENT EXHIBIT

LOCATED IN SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 4 WEST, SALT LAKE BASE AND WEST
WEST JORDAN, SALT LAKE COUNTY, UTAH

DATE: 7/23/19
SCALE: NTS
DRAWN BY: FWH
SHEET NO.: 1 OF 1

EXHIBIT A-2

Exhibit 'B-1'
(Legal Description & Survey of Aggregate Real Property)
