

10537420

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

10537420
10/08/2008 02:10 PM \$0.00
Book - 9649 Pg - 6173-6176
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
BY: ZJM, DEPUTY - WI 4 P.

PARCEL I.D.# 33-12-300-047, 33-12-300-051,
33-12-300-052, 33-12-300-054
GRANTOR: Porters Point LLC
(Independence Outfall)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 0.800 acres (approx. 1749.77 l.f.)

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

BK 9649 PG 6173

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

23 IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of SEPTEMBER, 2008.

<u>County Parcel No.</u>	<u>Acreage</u>	<u>GRANTOR(S)</u>
33-12-300-047	0.80 acres	
33-12-300-051	(approx. 1749.77 l.f.)	
33-12-300-052		
33-12-300-054		

By: *[Signature]* Porters Point, LLC
 Its: MANAGER
 Title

STATE OF UTAH)
 :SS
 COUNTY OF SALT LAKE)

On the 23 day of Sept, 2008, personally appeared before me Mark Shea who being by me duly sworn did say that (s)he is the MANAGER of Porters Point LLC, a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

[Signature]
 Notary Public

My Commission Expires: 1-17-2011
 Residing in: Salt Lake

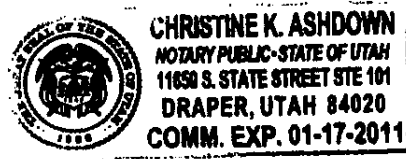


Exhibit "A"

Parcel No. 33-12-300-054, Book 9432, Page 1585

Parcel No. 33-12-300-052, Book 9213, Page 1170

Parcel No. 33-12-300-041, Book 9432, Page 1585

Parcel No. 33-12-300-047, Book 9040, Page 6925

Grantor's Name: Artemus Investments, LLC, a Utah Limited Liability Company
Byron Investments, LLC, a Utah Limited Liability Company

**Offsite Sewer Easement through Independence Phase 1
Bluffdale Heights Commercial Park**

A twenty-foot-wide strip of land lying and situated in the Southwest Quarter of Section 12 and Northwest Corner of Section 13, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah, the centerline of which is more particularly described as:

Commencing at the Southwest Corner of said Section 12, thence 2,601.37 feet North 00°08'07" East along the West Section Line of said Section 12, and 1237.60 feet South 89°51'53" East to the TRUE POINT OF BEGINNING, running thence South 34°13' 15" East 39.92 feet; Thence South 11°48'06" East 167.82 feet; Thence South 23°22'29" West 132.69 feet; Thence South 42°54'18" West 102.40 feet; Thence South 59°17'17" West 110.78 feet; Thence South 81°13'06" West 302.72 feet; Thence South 61°24'08" West 137.00 feet; South 36°43'48" West 333.12 feet; Thence South 34°04'56" West 273.10 feet; Thence South 34°04'53" West 150.22 feet to a Point of Terminus.

Contains 1749.77 lineal feet. 34,995 sq. ft. or 0.80 ac. more or less.

West Quarter Corner Section 12,
Township 4 South, Range 1 West,
Salt Lake Base and Meridian.
Found Salt Lake County Brass Cap Well Monument.

11 12
11 12

BOUNDARY LINE
P.O.B.

S 89°51'53" E 1237.60'

S 34°13'15" E 39.92'

S 11°48'06" E 167.82'

S 23°22'29" W 132.69'

S 42°54'18" W 102.40'

S 59°17'17" W 110.78'

S 81°13'06" W 302.72'

S 61°24'08" W 137.00'

S 36°43'48" W 333.12'

20' SEWER EASEMENT

S 34°04'56" W 273.10'

S 34°04'53" W 150.22'

BOUNDARY LINE
P.O.T.

Southwest Corner Section 12,
Township 4 South, Range 1 West,
Salt Lake Base and Meridian.
Found Salt Lake County Brass Cap Monument.

South Quarter Corner Section 12,
Township 4 South, Range 1 West,
Salt Lake Base and Meridian.
Not Found.
Position determined from prior surveys.

500°08'07" W 2632.68'
BASIS OF BEARING

N 00°08'07" E 2601.37'

11 12
14 13

N 89°39'47" W 2663.14' (from previous measurements)

12 12
13 13

BLUE STAKES
Call: TOLL FREE
1-800
662-4111
TWO WORKING DAYS BEFORE YOU DIG



THE ARPEN ENGINEERING GROUP
2285 South Main Street, Suite H
Salt Lake City, Utah 84115
Ph.(801) 974-0883 Fax (801) 974-0871

DRAWN BY:
TDM
DESIGNED BY:
TDM
CHECKED BY:
SL
DATE:
6-2-08

CONSTRUCTION DRAWINGS
SEWER EASEMENTS
SOUTH VALLEY SEWER DISTRICT
BLUFFDALE HEIGHTS COMMERCIAL PARK

SHEET NO.
2 of 2