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05/31/2013 11:06 AM \$0.00
Book - 10144 Pg - 2758-2761
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
BY: LMH, DEPUTY - WI 4 P.

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

PARCEL I.D.# 33-14-200-012, 33-14-200-018
GRANTOR: 4 Independence LLC
(Independence E, E2)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 14, 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: 0.344 acres

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.

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.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this
22 day of May, 2013

GRANTOR(S)

4 Independence LLC

By: _____

Its: _____

[Handwritten Signature]
Manager
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 22 day of May, 2013 personally appeared before me Nathan Shipp who being by me duly sworn did say that (s)he is the Manager of 4 Independence 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.

Mindy Dansie

Notary Public

My Commission Expires: 11-19-2016

Residing in: S.L. County





Engineers+
Surveyors

Exhibit 'A'

LEGAL DESCRIPTION
PREPARED FOR
JIM GILES
Job No. 10-0405
(May 14, 2013)

PLAT E & E-2, INDEPENDENCE AT THE POINT, 20' SEWER EASEMENT

20' SEWER EASEMENT

Located in the Northeast 1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian and more particularly described as follows:

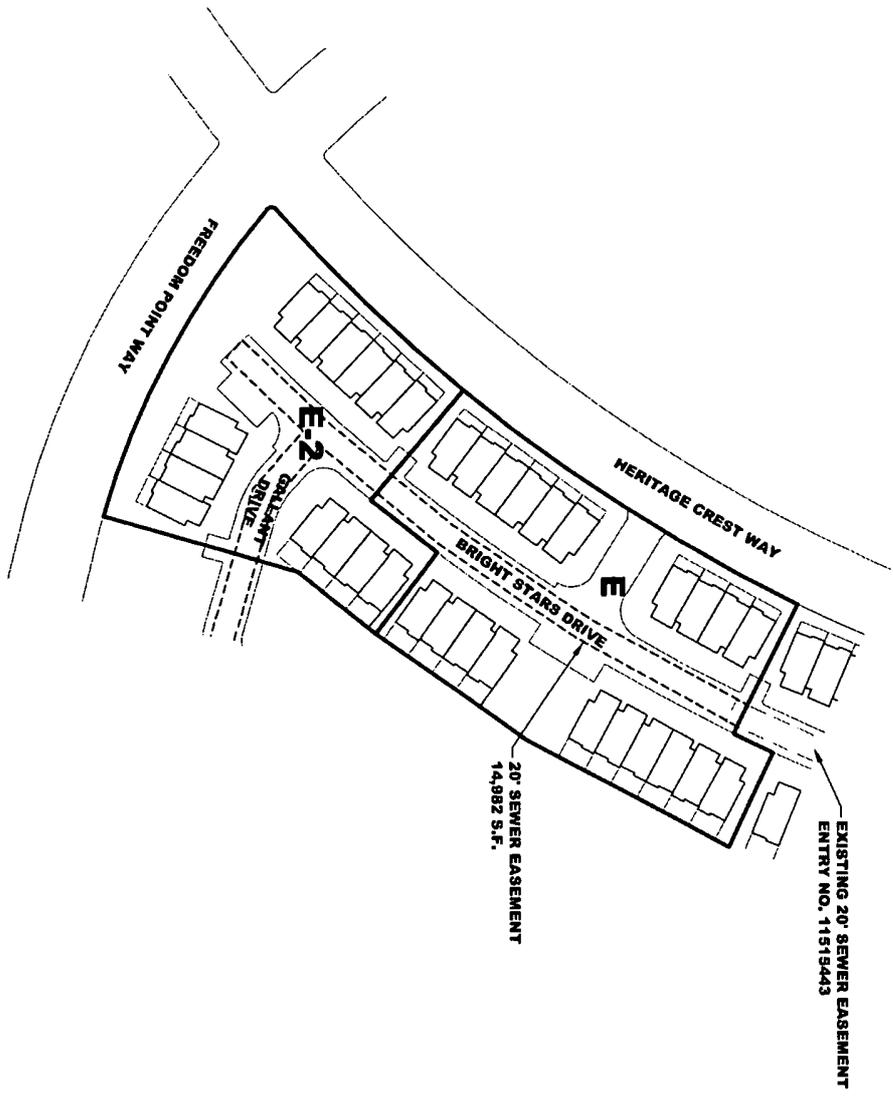
Beginning at a point located $S89^{\circ}46'54''W$ along the section line 307.89 feet and South 719.80 feet from the Northeast Corner of Section 14, T4S, R1W, S.L.B.&M; thence $S29^{\circ}12'09''W$ 156.35 feet; thence $S34^{\circ}44'53''W$ 142.91 feet; thence $S40^{\circ}02'37''W$ 129.02 feet; thence $S49^{\circ}22'50''E$ 60.77 feet; thence $S73^{\circ}59'17''E$ 147.49 feet; thence $S16^{\circ}00'43''W$ 20.00 feet; thence $N73^{\circ}59'17''W$ 151.85 feet; thence $N49^{\circ}22'50''W$ 65.63 feet; thence $S44^{\circ}09'01''W$ 91.18 feet; thence $N45^{\circ}50'59''W$ 20.00 feet; thence $N44^{\circ}09'01''E$ 100.22 feet; thence $N40^{\circ}02'37''E$ 137.63 feet; thence $N34^{\circ}44'53''E$ 141.01 feet; thence $N29^{\circ}12'09''E$ 154.37 feet; thence $S63^{\circ}41'44''E$ 20.03 feet to the point of beginning.

Contains: $\pm 14,982$ s.f.

Services Include:

- Engineering
 - Civil
 - Structural
- Surveying
- Land Planning

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660 • P: 801.798.0555 • F 801.798.9393
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065 • P: 801.495.2844 • F801.495.2847
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642 • P: 208.846.9600 • F208.846.9605



PROJECT NO. 20100443
 SHEET NO. 1
 DATE 05/14/2013
 DRAWN BY: RMH
 CHECKED BY: [blank]
 SCALE: [blank]

NO.	REVISION

INDEPENDENCE AT THE POINT
 BLUFFDALE, UTAH
INDEPENDENCE AT THE POINT, E & E-2 EASEMENT EXHIBIT


LBI
 ENGINEERS
 ARCHITECTS
 PLANNERS
 1000 N. 1000 W.
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