

When recorded return to:  
Yates, Bolinder, & Yates, LLC  
1985 Covey View Court  
Salt Lake City, Utah 84106

12160707  
10/29/2015 12:12 PM \$12.00  
Book - 10374 Pg - 8536-8537  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
YATES BOLINDER & YATES  
1985 COVEY VIEW COURT  
SALT LAKE CITY UT 84106  
BY: TRP, DEPUTY - WI 2 P.

## **GRANT OF SIDEWALK EASEMENT**

A Five (5) foot wide Sidewalk Easement located in the west half of Section 10, Township 1 South, Range 1 West, Salt Lake Base and Meridian.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Yates, Bolinder, & Yates, LLC, the undersigned owner of Lot 11, Riverbend Industrial Park, as GRANTORS hereby grant, convey, and set over unto Salt Lake City Corporation, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sidewalk, and facilities, hereinafter called FACILITIES, an easement, being situate in Salt Lake City, Salt Lake County, State of Utah, over and through a portion of the GRANTORS land, more particularly described as follows:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS PER THE RECORDED PLAT OF RIVERBEND INDUSTRIAL PARK SUBDIVISION, RECORDED AT BOOK 2006P, PAGE 164 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE, BEING SOUTH 89°53'01" WEST FROM A FOUND SLC MONUMENT AT THE INTERSECTION OF REDWOOD AND INDIANA AVE AND A FOUND SLC MONUMENT IN INDIANA AVE AT ORANGE STREET.

BEGINNING AT A POINT NORTH 00°03'59" EAST ALONG THE EAST LINE OF SAID RIVERBEND INDUSTRIAL PARK 475.64 FEET AND NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF AMENDED LOT 11 (AMENDED BY ENTRY 12072036, BOOK 10334, PAGE 5817-5818) 361.00 FEET AND NORTH 00°02'47" WEST 229.69 FEET FROM THE SOUTHEAST CORNER OF SAID RIVERBEND INDUSTRIAL PARK; SAID POINT ALSO BEING SOUTH 00°03'59" WEST 2166.23 FEET AND NORTH 90°00'00" WEST 361.00 FEET AND NORTH 00°02'47" WEST 229.69 FEET FROM THE CALCULATED NORTHWEST SIXTEENTH CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°57'13" WEST 5.00 FEET TO THE EAST RIGHT OF WAY LINE OF WINDING RIVER COVE; THENCE NORTH 00°02'47" WEST ALONG SAID RIGHT OF WAY LINE 30.00 FEET; THENCE NORTH 89°57'13" EAST 5.00 FEET; THENCE SOUTH 00°02'47" EAST 30.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS 150 SF MORE OR LESS

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 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 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 purpose of which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES, or any other rights granted to the GRANTEE hereunder.

This right-of-way and easement grant shall be binding upon, and insure 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 part by the GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and easement this 27 day of October, 2015.

GRANTOR(S)

Yates, Bolinder, & Yates

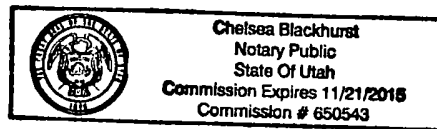
*L. Morray Yates* Manager  
By: L. Morray Yates, Manager

**ACKNOWLEDGMENT**

STATE OF UTAH )  
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 ) :SS  
COUNTY OF SALT LAKE )

On the 27<sup>th</sup> day of October, 2015, personally appeared before me **L. Morray Yates, Manager of Yates, Bolinder, & Yates, LLC**, the signer of the within instrument, who duly acknowledged to me that he executed the same as said Manager of YATES, BOLINDER, & YATES, LLC, by authority.

*Chelsea Blackhurst*  
Notary Public



My Commission Expires: 11/21/15  
Residing in: Salt Lake City, UT