

Please return to:
Salt Lake City Public Utilities
Attn.: Peggy Garcia
1530 South West Temple
Salt Lake City, Utah 84115
Salt Lake County Parcel ID No.
08-16-400-002

12528895
05/04/2017 02:41 PM \$. 00
Book - 10554 Pg - 4091-4094
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PUBLIC UTILITIES
1530 S WEST TEMPLE
SLC UT 84115
BY: CBP, DEPUTY - WI 4 P.

EASEMENT

LEONE FAMILY, LLC, a limited liability company of the State of UTAH, whose mailing address is 491 East 5980 South, Murray, Utah 84107, ("Grantors"), hereby conveys to **SALT LAKE CITY CORPORATION**, a municipal corporation of the State of Utah, whose address is 451 South State Street, Salt Lake City, Utah, 84111, its successors-in-interest and assigns ("City"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a 40-foot wide perpetual easement and right-of-way (**See Exhibit "A"**) for a 24-inch RCP storm drainage main, together with all facilities ancillary and appurtenant thereto, including any and all other related equipment and improvements (collectively, the "Facilities"), in, upon, over, under, across and through certain real properties situated in Salt Lake County, State of Utah, together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted which easement is more particularly described as follows:

Without limiting the generality of the foregoing, Grantor does hereby covenant, warrant and agree with respect to the Easement as follows:

1. Grantor may construct improvements and landscaping (except for trees and permanent structures or buildings) within the easement as long as such improvements do not interfere with the City's access and use of the easement.
2. City shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with the Grantee's use, occupation or enjoyment of this Easement, without liability to Grantor, and without any obligation of restoration or compensation.
 1. City shall be entitled to unrestricted 24-hour per day, 365-days per year access to the Easement Property for all purposes related to the ownership, operation, maintenance, alteration, repair, inspection and replacement of the Facilities.
2. This Easement shall be liberally construed in the favor of the City.
5. Grantor agrees to indemnify, hold harmless and defend City, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the Easement or any activities conducted thereon by Grantor, his/her/its agents, employees, invitees or trespassers.

WITNESS the hand of the Grantor this 19th day of April, 2017.

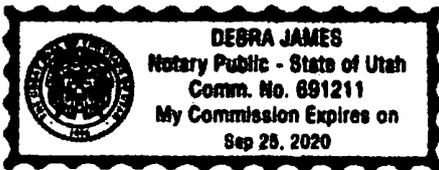
LEONE FAMILY, L.L.C.,
a Utah limited liability company



By: LOLA A. CHRISTENSEN
Its: MANAGER

STATE of UTAH)
) ss.
County of Salt Lake)

On 4/19/17 personally appeared before me Lola A. Christensen, who being by me duly sworn did say that she is the manager of Leone Family, LLC, a limited liability company of the State of Utah and said person acknowledged to me that said company executed the same.



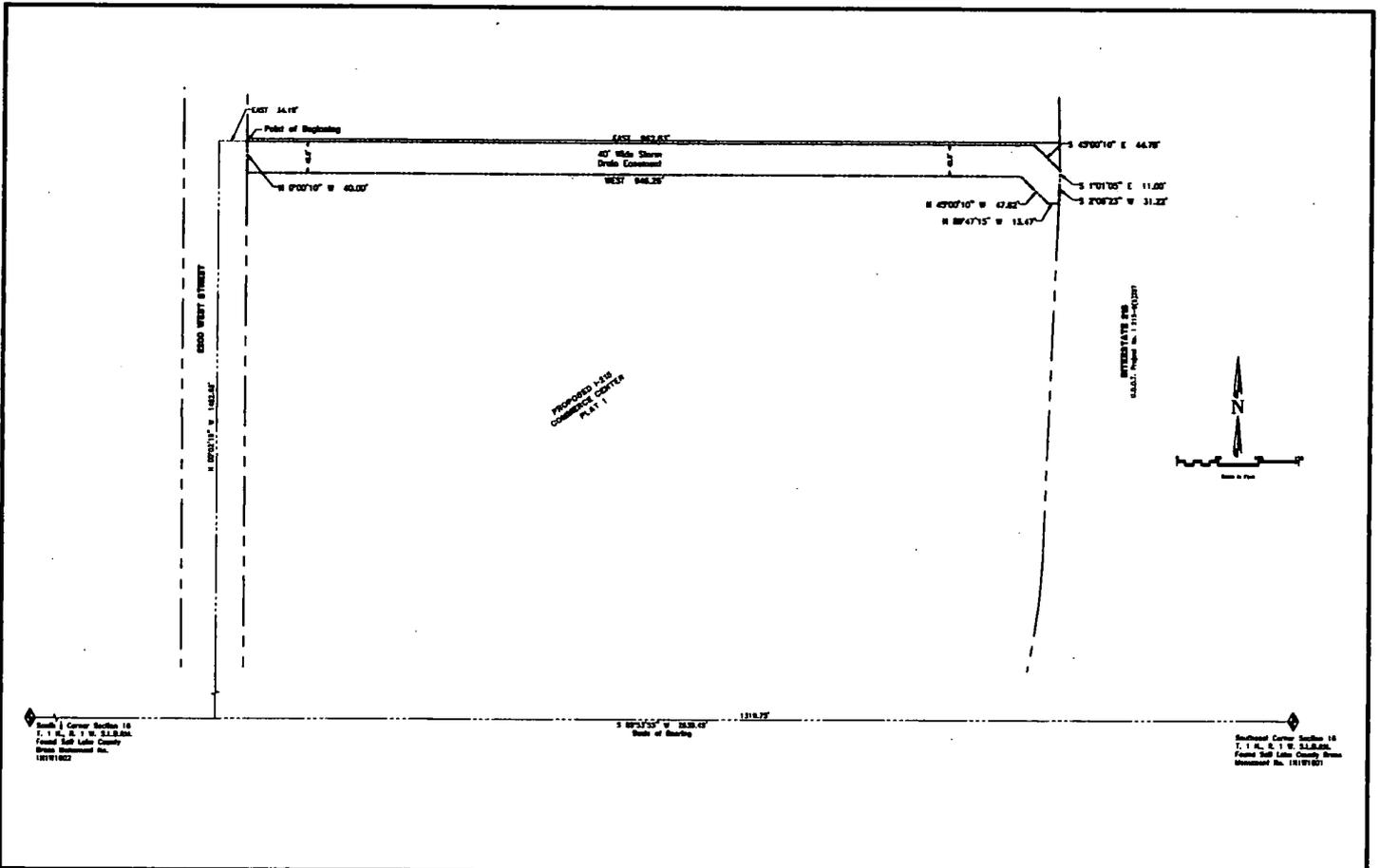

NOTARY PUBLIC, residing in
Salt Lake County, Utah

EXHIBIT "A"

40' Wide Storm Drain Easement

A 40.00 foot wide permanent, non-exclusive easement located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°53'55" West 1,319.75 feet along the south line of the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, North 00°02'19" West 1,462.66 feet and East 34.18 feet from the Southeast Corner of said Section 16, and thence East 962.83 feet; thence South 45°00'10" East 44.78 feet to the west line of Interstate 215; thence along said line the following two courses: 1) South 01°01'05" East 11.00 feet and 2) South 02°06'23" West 31.22 feet; thence North 89°47'15" West 13.47 feet; thence North 45°00'10" West 47.82 feet; thence West 946.26 feet; thence North 00°10'00" West 40.00 feet to the **POINT OF BEGINNING**. Said easement encompasses 40,328 square feet or 0.93 acres, more or less.



DRAWN BY: ASJ CHECKED BY: ASJ DATE: 08/11/2011	HAMILTON PARTNERS SALT LAKE CITY, UTAH	 DORRIS Engineering Association, L.P. 2400 South Green Street Salt Lake City, UT 84119	STORM DRAIN EASEMENT EXHIBIT I-215 COMMERCE CENTER PLAT 1	SHEET NO. 2573 OF 1 OF 1
---	---	---	--	--