

When Recorded Please return to:
Salt Lake City Public Utilities
Attention: Karryn Greenleaf
1530 South West Temple
Salt Lake City, Utah 84115
County Parcel No. 0835405017

12964528
04/09/2019 11:43 AM \$0.00
Book - 10768 Pg - 354-356
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PUBLIC UTILITIES
1530 SOUTH WEST TEMPLE
SLC UT 84115
BY: NUA, DEPUTY - WI 3 P.

EASEMENT

HOYT PLACE DEVELOPMENT, LLC ("Grantor"), hereby conveys to **Salt Lake City Corporation**, a municipal corporation of the State of Utah, whose mailing address for purposes of this Easement is 1530 South West Temple, Salt Lake City, Utah 84115, its successors-in-interest and assigns ("City"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and reaffirmed, a perpetual easement and right-of-way for access, construction, operation, and continued maintenance, repair, alteration, inspection and replacement of a 8" Water Main and 8" Sewer Main together with all facilities attendant thereto, including any and all other related equipment and improvements (collectively, the "Facilities"), in, upon, over, under, across and through certain real property situated in Salt Lake County, State of Utah, and more particularly described on **Exhibit "A"** attached hereto ("Easement Property").

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 or 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 City's use, occupation or enjoyment of this Easement, without liability to Grantor, and without any obligation of restoration or compensation.
3. 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.
4. 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 March, 2019.

HOYT PLACE DEVELOPMENT, LLC



By: David Robinson
Its: Manager

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

On the 19TH Day of March 2019, personally appeared before me David Robinson, who being by me duly sworn, did say that he executed the foregoing instrument as Manager of Hoyt Place Development, LLC, a Utah limited liability company and said person acknowledged to me that said company executed the same.



NOTARY PUBLIC, residing in
Salt Lake County, Utah



EXHIBIT "A"

A THIRTY FOOT (30') WATER AND SEWER EASEMENT, BEING LOCATED IN BLOCK 70, PLAT "C", SALT LAKE CITY SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 900 WEST STREET, SAID POINT BEING SOUTH 00°00'55" EAST 298.60 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 70, PLAT "C", SALT LAKE CITY SURVEY, SAID POINT ALSO BEING SOUTH 00°00'55" EAST ALONG THE CENTERLINE OF 900 WEST STREET 366.56 FEET AND NORTH 89°59'04" EAST 68.00 FEET FROM THE INTERSECTION MONUMENT AT 900 WEST STREET AND 300 NORTH STREET; AND RUNNING THENCE NORTH 89°59'04" EAST 280.52 FEET; THENCE NORTH 00°00'55" WEST 130.00 FEET; THENCE NORTH 89°59'04" EAST 30.00 FEET; THENCE SOUTH 00°00'55" WEST 130.00 FEET; THENCE NORTH 89°59'04" EAST 102.25 FEET; THENCE SOUTH 00°00'55" EAST 30.00 FEET; THENCE SOUTH 89°59'04" WEST 412.77 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°00'55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 16,283.10 SQ/FT OR 0.37 ACRES

