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06/08/2021 04:00 PM \$40.00  
Book - 11187 Pg - 6194-6197  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
MAGNA WATER DISTRICT  
8885 WEST 3500 SOUTH  
MAGNA UT 84044  
BY: GGA, DEPUTY - MA 4 P.

WHEN RECORDED, MAIL TO:  
Magna Water District  
8885 West 3500 South  
Magna, Utah 84044

### Easement

(CORPORATION)

Salt Lake County

Integrated Gazelle, LLC, a Utah limited liability company, Grantor, hereby GRANT AND CONVEYS to the MAGNA WATER DISTRICT, at 2711 South 8600 West, Magna, Utah 84044, Grantee, for the sum of 10.00 Dollars, a perpetual easement, upon part of an entire tract of land, for the purpose of installing and maintaining a culinary waterline, situate in the Northwest 1/4 of Southwest 1/4 of Section 21, Township 1 South, Range 2 West, SLB&M. The boundaries of said easement are described as follows:

A 15.00 foot wide permanent, non-exclusive easement located in the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of Lot 1, 201 Logistics Center - Plat 1, said point being North 89°58'32" East 831.03 feet along the north line of the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian and South 00°01'28" East 302.51 feet from the West Quarter Corner of said Section 21, and thence South 40°11'36" East 48.54 feet; thence South 49°48'24" West 15.00 feet; thence North 40°11'36" West 50.75 feet to said north line at a point on the arc of a 985.00 foot non-tangent curve to the right; thence along said line Northeasterly 15.16 along the arc of said curve through a central angle of 00°52'55" and a long chord of North 58°11'09" East 15.16 feet to the POINT OF BEGINNING. Said easement encompasses 745 square feet or 0.02 acres, more or less.

Grantor hereby agrees that **MAGNA WATER DISTRICT**, their officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the above described strip of property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, install and connect other transmission mains and laterals, remove and

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14-20-200-001

PAGE 2

replace said facilities as may be required from time to time by Grantee.

Grantor shall have the right to use said premises except for the purpose for which these rights-of-way and easements are granted provided such use shall not interfere with said facilities or with the discharge or the conveyance of water and sewer through any pipelines installed by Grantee. Grantee shall have the right to clear and remove all trees and obstructions within the easements which may interfere with the use of the easements by the Grantee. Grantee shall have the right to excavate and refill ditches and/or trenches for the installation of said pipelines and appurtenant parts thereof.

Grantor shall not build or construct or permit to be built or constructed any building, or permanent structure over or across said easement or lower the contour thereof greater than two feet without the prior written consent of Grantee. This right-of-way and easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors-in-interest and assigns of Grantors and the successors and assigns of Grantee and may be assigned in whole or in part by Grantee.

The property of Grantor shall be restored in as good of condition as when the same was entered upon by the Grantee or its agents. The Grantee agrees that the pipe will be structurally strong enough to facilitate the construction of future roads by Grantors over said easement.

Continued on Page 3

Grantor has caused this instrument to be executed this 8<sup>th</sup> day of June, 2021.

Integrated Gazelle, LLC

By: [Signature]

Print Name: Steve Layton

Title: Manager

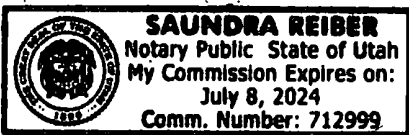
**IN WITNESS WHEREOF**, said has caused this instrument to be executed by its proper officers thereunto duly authorized, this 8<sup>th</sup> day of June, A.D. 2021

STATE OF Utah ) Integrated Gazelle, LLC  
                          ) ss.  
COUNTY OF Salt Lake ) By Stephen Layton

On the date first above written personally appeared before me, Stephen Layton, who, being by me duly sworn, says that he is the Manager of Integrated Gazelle, LLC, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said corporation by authority of, and said he acknowledged to me that said corporation executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:

[Signature]  
Notary Public



West 1/4 Corner Section 21  
T. 1 S., R. 2 W., S.L.B.&M.

East 1/4 Corner Section 21  
T. 1 S., R. 2 W., S.L.B.&M.

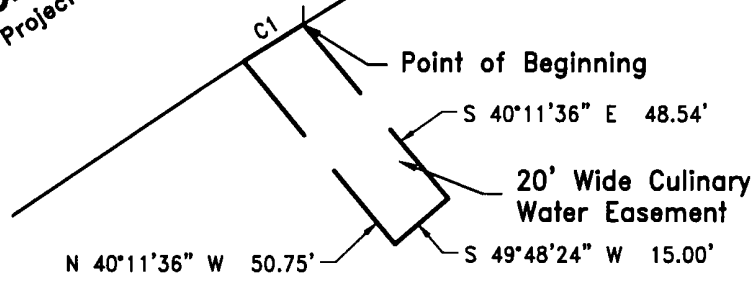
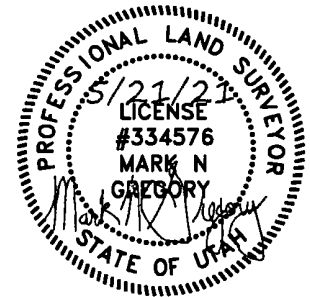
Basis of Bearing  
N 89°58'32" E 2652.45'

831.03'

S 0°01'28" E 302.51'



**SR-201 SOUTH FRONTAGE ROAD**  
U.D.O.T. Project No. FA-0201(38)7



**201 COMMERCE CENTER - PLAT 1**  
Lot 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	985.00'	15.16'	0°52'55"	N 58°11'09" E	15.16'



**DOMINION**  
Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

**INTEGRATED GAZELLE, LLC**  
**CULINARY WATER EASEMENT**

PROJECT NO.  
**3274-13**  
SHEET NO.  
**4 of 4**  
FILE NAME: SCALE:  
**1"=150'**