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When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

13809426
10/27/2021 01:06 PM \$0.00
Book - 11260 Pg - 2060-2065
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: DHA, DEPUTY - MI 6 P.

PARCEL I.D.# 33-11-255-001-0000
33-11-200-038-0000
33-11-251-056-0000

GRANTORS: MOUNTAIN POINT BUSINESS CENTER, LLC
SUNDBORN, L.L.C.
CARRARA PROPERTIES, LLC
MODENA, LLC
(Mountain Pointe Business Center)

Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast Quarter of Section 11, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 14,068 square feet or 0.323 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 20th day of OCTOBER, 2021.

GRANTOR(S)

MOUNTAIN POINT BUSINESS CENTER, LLC

By: *James G. Seaberg*
Its: *Manager*
Title

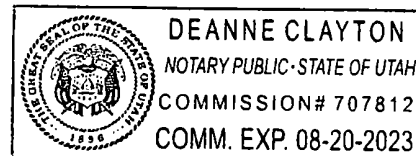
STATE OF UTAH)
COUNTY OF SALT LAKE)
 UTAH)
 SS)

On the 20th day of OCTOBER, 2021, personally appeared before me JAMES G SEABERG who being by me duly sworn did say that (s)he is the MANAGER of **MOUNTAIN POINT BUSINESS CENTER, 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.

Deanne Clayton
Notary Public

My Commission Expires: 8/20/2023

Residing in: UTAH COUNTY



SUNDBORN, L.L.C.

By: James G Seaberg
Its: Manager
Title

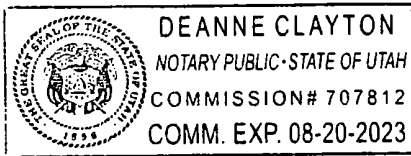
STATE OF UTAH)
) ^{UTAH}:SS
COUNTY OF SALT LAKE)

On the 20TH day of OCTOBER, 2021, personally appeared before me JAMES G SEABERG who being by me duly sworn did say that (s)he is the MANAGER of **SUNDBORN, L.L.C.** 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.

Deanne Clayton
Notary Public

My Commission Expires: 8/20/2023

Residing in: UTAH COUNTY



CARRARA PROPERTIES, LLC

By: James G Seaberg
Its: Manager
Title

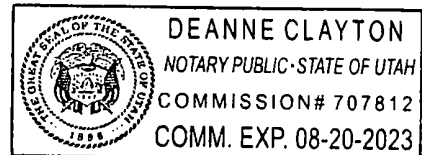
STATE OF UTAH)
) ^{UTAH}:SS
COUNTY OF SALT LAKE)

On the 20TH day of OCTOBER, 2021, personally appeared before me JAMES G SEABERG who being by me duly sworn did say that (s)he is the MANAGER of **CARRARA PROPERTIES, 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.

Deanne Clayton
Notary Public

My Commission Expires: 8/20/2023

Residing in: UTAH COUNTY



MODENA, LLC

By: James G Seaberg
 Its: Manager
 Title

STATE OF UTAH)
 COUNTY OF SALT LAKE)
) UTAH P.S.S.

On the 20th day of OCTOBER, 2021, personally appeared before me JAMES G SEABERG who being by me duly sworn did say that (s)he is the MANAGER of **MODENA, 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.

Deanne Clayton
 Notary Public

My Commission Expires: 8/20/2023

Residing in: UTAH COUNTY

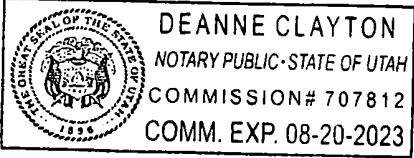


Exhibit 'A'

CENTER OFFSITE SEWER EASEMENT DESCRIPTION

A 20' wide easement located in the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the point on the easterly line of CENTER POINT BUSINESS PARK PLAT "A" P.U.D., according to the official plat thereof recorded July 6, 2000 as Entry No. 7674235 in Book 2000P at Page 166 in the office of the Salt Lake County Recorder, said point located N89°28'05"E 520.12 feet along the 1/4 Section line and N00°31'55"W 777.30 feet from the Center 1/4 Corner of Section 11, T4S, R1W, SLB&M; running thence along said plat N00°13'52"E 270.66 feet; thence S89°46'10"E 20.00 feet; thence S00°13'52"W 250.49 feet; thence N89°44'19"E 328.03 feet; thence S44°42'16"E 28.01 feet to a point on the northerly line of MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1, according to the official plat thereof recorded March 23, 2021 as Entry No. 13607160 in Book 2021P at Page 073 in the office of the Salt Lake County Recorder; thence along said plat S89°44'19"W 367.82 feet to the point of beginning.

Contains: 12,170 square feet or 0.28 acres+/-

EAST OFFSITE SEWER EASEMENT DESCRIPTION

A 20' wide easement located in the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the point on the easterly line of MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1, according to the official plat thereof recorded March 23, 2021 as Entry No. 13607160 in Book 2021P at Page 073 in the office of the Salt Lake County Recorder, said point located N89°28'05"E 937.23 feet along the 1/4 Section line and N00°15'41"W 737.06 feet from the Center 1/4 Corner of Section 11, T4S, R1W, SLB&M; running thence along said plat N00°15'41"W 20.00 feet; thence East 16.15 feet to the westerly line of an existing easement recorded June 5, 1997 as Entry No. 6662040 in Book 7683 at Page 1841; thence along said easement S00°08'16"E 20.00 feet; thence West 16.11 feet to the point of beginning.

Contains: 323 square feet+/-

SEWER EASEMENT DESCRIPTION

A 20' wide easement located in the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the point on the easterly line of MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1, according to the official plat thereof recorded March 23, 2021 as Entry No. 13607160 in Book 2021P at Page 073 in the office of the Salt Lake County Recorder, said point located N89°28'05"E 940.71 feet along the 1/4 Section line and N00°31'55"W 737.05 feet from the Center 1/4 Corner of Section 11, T4S, R1W, SLB&M; running thence West 43.64 feet; thence N44°42'16"W 53.32 feet to a point on the northerly line of said plat; thence along said plat N89°44'19"E 28.01 feet; thence S44°42'16"E 25.36 feet; thence East 35.20 feet to the easterly line of said plat; thence along said plat S00°15'41"E 20.00 feet to the point of beginning.

1,575 square feet or 0.04 acres+/-

CENTER POINT BUSINESS
PARK PLAT "A" P.U.D.
ENTRY No. 7674235
BK:2000P PG:166

MOUNTAIN POINTE INDUSTRIAL
SUBDIVISION PHASE I
ENTRY NO. 13607160
BK:2021P PG:073

33-11-200-038
SUNDBORN LLC (ET AL)

**PROPOSED CENTER OFFSITE
20' SEWER EASEMENT
12,170 SQ FT (HATCHED AREA)**

**PROPOSED 20'
SEWER EASEMENT
1,575 SQ FT
(HATCHED AREA)**

**PROPOSED EAST OFFSITE
20' SEWER EASEMENT
323 SQ FT (HATCHED AREA)**



Ex 30 SS

Ex 30 SS

Ex 30 SS

E:

**EXISTING 20' SEWER EASEMENT
ENTRY No. 6662040
BK:7683 PG:1841**

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

MOUNTAIN POINTE INDUSTRIAL PHASE 1 SEWER EASEMENTS

Date Created:
09/23/2021
Scale:
N.T.S.
Drawn:
JKEH
Job:
12-063
Sheet:

EXHIBIT