

When Recorded Please return to:  
Salt Lake City Public Utilities  
Attention: Karryn Greenleaf  
1530 South West Temple  
Salt Lake City, Utah 84115

Salt Lake County Parcel ID No. 1606158002

13818411  
11/08/2021 01:25 PM \$0.00  
Book - 11265 Pg - 9493-9496  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY PUBLIC UTILITIES  
1530 SOUTH WEST TEMPLE  
SLC UT 84115  
BY: DHA, DEPUTY - MI 4 P.

## EASEMENT

**255 State 4, 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, an exclusive perpetual easement and right-of-way for the construction, operation, and continued maintenance, repair, alteration, inspection and replacement of City owned and operated sewer facility, 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"), and hereby incorporated herein by this reference, 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, and all rights and privileges incident thereto (collectively, the "Easement").

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 except as to existing improvements as of this date.
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.

255 State 4, LLC Easement  
Parcel 1606158002  
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WITNESS the hand of the Grantor this 27<sup>th</sup> day of October, 2021.

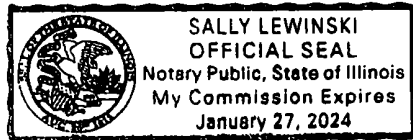
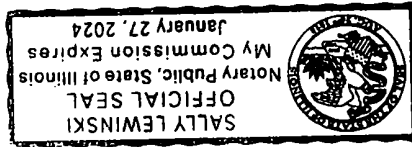
255 State 4, LLC  
a Utah limited liability company



By: David Brint  
Its Manager

Illinois  
STATE OF ~~UTAH~~ )  
Cook : ss.  
County of ~~Salt Lake~~ )

On the 27<sup>th</sup> day of October, 2021, personally appeared before me David Brint, who being by me duly sworn, did say that he executed the foregoing instrument as David Brint, its Manager of 255 State 4, LLC and said person acknowledged to me that said corporation executed the same.



Sally Lewinski  
NOTARY PUBLIC, residing in  
~~Salt Lake County, Utah~~  
Cook, Illinois

**EXHIBIT A**

**Brinshore Condominiums**

**June 23, 2021**

**255 S. State St. Sanitary Sewer Easement**

A part of Lot 3, Block 56, Plat "A", Salt Lake City Survey, in Salt Lake City, Salt Lake County, Utah, being more particularly described metes and bounds as follows:

Beginning at a corner on Grantor's Easterly Line also being the centerline of the vacated Floral Street, located 101.17 feet South 0°17'25" West along the East Line of said Lot 3; and 88.24 feet North 89°42'35" West from the Northeast Corner of said Lot 3; said point is also located 293.81 feet North 0°13'00" East along the monument line of State Street (said monument line is rotated Clockwise 0°14'43" onto the 1983 State Plane datum from the Salt Lake City Atlas Plat record of North 0°01'43" West) and 309.47 feet South 89°47'00" East from the Salt Lake City monument found marking the intersection of 300 South Street and State Street, said monument measures 792.99 feet South 0°13'00" West from the Salt Lake City monument found marking the intersection of 200 South Street and State Street; and running thence along Grantor's Northerly and Easterly Lines the following two courses: South 89°46'44" East 8.00 feet; and South 0°20'17" West 16.34 feet; thence North 48°28'31" West 4.09 feet; thence South 41°31'29" West 6.00 feet; thence North 48°28'31" West 24.00 feet; thence North 41°31'29" East 24.00 feet; thence South 48°28'31" East 1.70 feet to said Grantor's Easterly Line and said centerline of the vacated Floral Street; thence South 0°17'13" West 14.61 feet along said centerline of the vacated Floral Street to the point of beginning.

**Contains 419 sq. ft.**



**EXHIBIT A  
 (cont)**

