

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

13832896
11/24/2021 01:35 PM \$0.00
Book - 11274 Pg - 208-209
~~RASHELLE HOBBS~~
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: ZHA, DEPUTY - WI 2

Being re-recorded due to page mix up

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

ORIGINAL GRANTOR: MOUNTAIN POINT BUSINESS CENTER, LLC
SUNDBORN, L.L.C.
CARRARA PROPERTIES, LLC
MODENA, LLC
CENTER POINT BUSINESS PARK OWNERS ASSOCIATION, INC.
(Mountain Pointe Business Center)

RELEASE AND ABANDONMENT OF EASEMENT

A portion of the Northwest Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

KNOW ALL MEN BY THESE PRESENTS: that the South Valley Sewer District, a body politic of the State of Utah, hereinafter called the "District" for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged does hereby release, abandon and quit claim any right, title and interest acquired by the District under that certain easement recorded in Book 11232 Pages 8107-8112 as Entry #13762503, of the official records of the Salt Lake County Recorder, State of Utah, unto the present owner or owners, as their respective interest may appear therein, in the following described property located in Salt Lake County, State of Utah to wit:

A strip twenty (20) feet wide, more particularly described as follows:

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 267.69 feet; thence N89°52'15"E 4.52 feet; thence S00°07'29"W 247.68 feet; thence N89°44'19"E 312.48 feet; thence S60°25'11"E 40.19 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 352.49 feet to the point of beginning.

Contains: 7,876 square feet or 0.18 acres+/-

13862577 B: 11291 P: 189 Total Pages: 3
01/05/2022 10:41 AM By: ggasca Fees: \$0.00
REL - RELEASE
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return to: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065

IN WITNESS WHEREOF, the District has caused this Release and Abandonment of Easement to be executed by its duly authorized representative on this 5 day of November, 2021.

SOUTH VALLEY SEWER DISTRICT

By: 
General Manager

ATTEST:

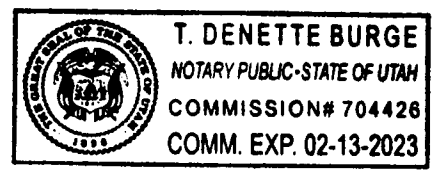

Clerk

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

On the 5 day of November, 2021, personally appeared before me Craig L. White, who being by me duly sworn, did say that he is the General Manager of **SOUTH VALLEY SEWER DISTRICT**, a governmental entity, and that said instrument was signed in behalf of the District by authority of its Board of Trustees and acknowledged to me that the District executed the same.

My Commission Expires: 2-13-23
Residing in: Salt Lake County


NOTARY PUBLIC



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+/-

WEST OFFSITE SEWER EASEMENT DESCRIPTION

A 15' 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 a point located N89°28'05"E 505.14 feet along the 1/4 Section line and N00°31'55"W 777.37 feet from the Center 1/4 Corner of Section 11, T4S, R1W, SLB&M; running thence N00°07'29"E 247.73 feet to a point on an existing sewer easement, Entry No. 9424516; thence running along said easement N89°53'16"E 15.44 feet to a 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; thence along said subdivision S00°13'52"W 247.69 feet; thence S89°44'19"W 14.98 feet to the point of beginning.

Contains: 3,768 square feet or 0.09 acres+/-

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 West 42.11 feet; thence N60°25'11"W 76.51 feet to a point on the northerly line of said plat; thence along said plat N89°44'19"E 40.19 feet; thence S60°25'11"E 36.37 feet; thence East 36.74 feet to the easterly line of said plat; thence along said plat S00°15'41"E 20.00 feet to the point of beginning.

Contains: 1,917 square feet+/-