

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

14019211 B: 11374 P: 172 Total Pages: 4
09/21/2022 12:07 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SALT LAKE CITY PUBLIC UTILITIES
1530 S. WEST TEMPLE SALT LAKE CITY, UT 84115



Salt Lake County Parcel ID No. 08-26-259-021, 08-26-259-022

EASEMENT Water


Ville 9, 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 the construction, operation, and continued maintenance, repair, alteration, inspection and replacement of a sewer, water, or storm drain mains, 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. This easement replaces in whole Entry 13983739 Book 11355 Page 7785 previously recorded at the Salt Lake County Recorders office.
2. 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.
3. 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.
4. 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.

WITNESS the hand of the Grantor this 21st day of September, 2022.

Villa 9, LLC
a Utah limited liability company


By: Keith Warburton
Its Member

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

On the 9/21/22, personally appeared before me Keith Warburton who being by me duly sworn, did say that he executed the foregoing instrument as Keith Warburton, its Member of Villa 9, LLC and said person acknowledged to me that said corporation executed the same.



NOTARY PUBLIC, residing in
Salt Lake County, Utah





EXHIBIT "A"

LEGAL DESCRIPTION OF WATER LINE EASEMENT

AN EASEMENT SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS:

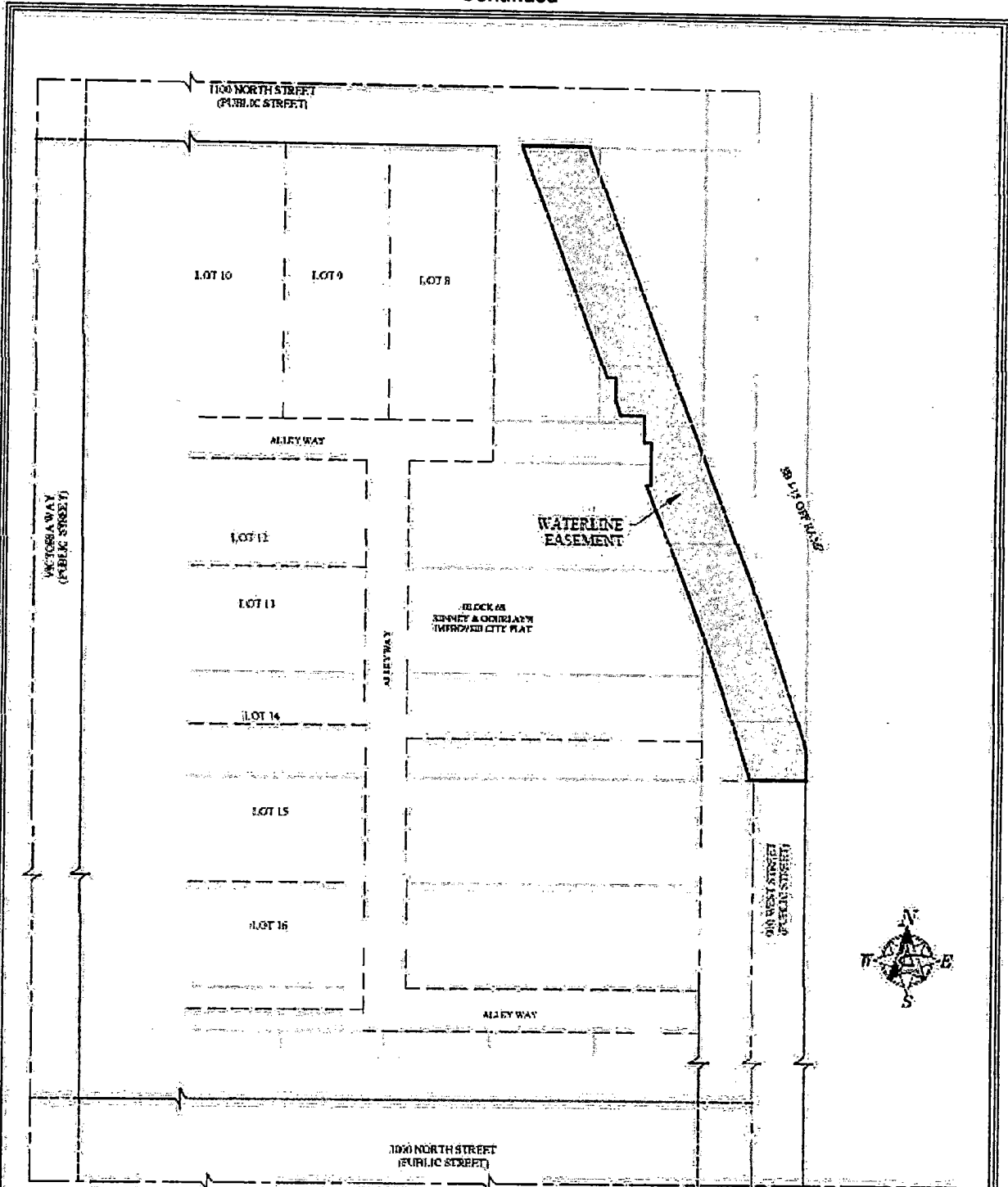
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE FOR 1100 NORTH STREET, SAID POINT BEING NORTH 89°58'50" EAST 12.74 FEET FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 68, KENNEY AND GOURLAY'S IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT ALSO BEING NORTH 89°58'50" EAST 237.68 FEET ALONG THE CENTER LINE OF 1100 NORTH STREET AND SOUTH 28.00 FEET FROM A FOUND MONUMENT IN RING & LID AT THE INTERSECTION OF 1100 NORTH STREET & VICTORIA WAY; AND RUNNING THENCE NORTH 89°58'50" EAST 32.12 FEET ALONG THE SOUTH RIGHT OF WAY LINE FOR 1100 SOUTH STREET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 15 SOUTH-BOUND OFF RAMP; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;


- (1) SOUTH 20°59'09" EAST 156.37 FEET;
- (2) SOUTH 21°21'53" EAST 58.08 FEET TO A POINT OF CURVATURE ON A 1,422.42 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF SAID CURVE BEARS SOUTH 69°09'39" WEST;
- (3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 89.74 FEET, HAVING A CHORD THAT BEARS SOUTH 19°01'54" EAST 89.72 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR 900 WEST STREET;

THENCE SOUTH 0°10'20" EAST 15.25 FEET ALONG SAID 900 WEST STREET EAST RIGHT OF WAY LINE; THENCE SOUTH 89°58'50" WEST 26.74 FEET TO A POINT OF CURVATURE OF A 1,392.42 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 73°03'00" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 94.38 FEET HAVING A CHORD BEARING OF NORTH 18°53'30" WEST 94.36 FEET; THENCE NORTH 21°21'53" WEST 54.62 FEET; EAST 2.06 FEET; THENCE NORTH 20.21 FEET; THENCE WEST 3.44 FEET; THENCE NORTH 12.88 FEET; THENCE WEST 11.33 FEET; THENCE NORTH 20°59'09" WEST 7.06 FEET; THENCE NORTH 11.08 FEET; THENCE WEST 4.25 FEET; THENCE NORTH 20°59'09" WEST 117.03 FEET TO THE POINT OF BEGINNING.

CONTAINS: 9,315 SQUARE FEET OR 0.214 ACRE.

EXHIBIT A
 Continued



 <p>Ward Engineering Group Planning • Engineering • Surveying 231 West 800 South Salt Lake City, Utah 84101 Phone: (801)487-8040 Fax: (801)487-8668</p>	<p>WATERLINE EASEMENT EXHIBIT LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN</p>	<p>DATE 7/01/22 SCALE NONE DRAWN BY: FWH SHEET NO. 4 OF 4</p>
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