



\*W2520369\*

When recorded please return to:  
Utah Transit Authority  
Attn: Robert Hughes  
3600 South 700 West  
Salt Lake City, Utah, 84119

EN 2520369 PG 1 OF 5  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
23-MAR-11 1027 AM FEE \$1.00 DEP NNP  
REC FOR: UTAH DEPT. OF TRANSPORTATION

**GRANT OF EASEMENT**  
**(Underground Storm Drain)**

For value received, M&M Storage, LLC ("M&M" or "Grantor") hereby grants to Utah Transit Authority, a public transit district organized pursuant to the laws of the State of Utah ("UTA" or "Grantee"), an easement for installation, inspection, repair, replacement and maintenance of an underground storm drain line (the "Easement") on, across, to, through, upon and over certain real property of Grantor located in Weber County, Utah, which real property is more particularly described on Exhibit 1 hereto, and is hereafter referred to as the "M&M Land".

The Easement consists of a twenty (20) foot wide corridor running generally northerly across the M&M Land, and is more particularly described on Exhibit 2 hereto.

The Easement shall be appurtenant to, and shall benefit, certain real property of Grantee located in Weber County, immediately to the south of the M&M Land, which real property is more particularly described on Exhibit 3 hereto, and is hereafter referred to as the "UTA Land."

Grantor also expressly grants to Grantee, as an incident to the Easement, the right of reasonable ingress and egress to the Easement. Such right is for the sole purpose of accessing the Easement for installation, inspection, repair, replacement and maintenance of the storm drain line; it is not to be used as a through access to any other property.

The Easement shall run with the land, and shall bind and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The Easement shall benefit only the UTA Land, and Grantee may not grant or assign rights in the Easement to or through Pleasant View City, or otherwise allow general public use of the Easement.

Each party hereto shall execute and deliver all such further and additional instruments, agreements, and other documents as may be reasonably requested by the other party in order to fully carry out the obligations and rights contemplated by this Grant of Easement. In the event a survey is desired to more precisely verify or mark the location of the Easement, both Grantor (and its heirs, successors, and assigns) and Grantee will cooperate with each other, and the party requesting the survey shall be solely responsible for the costs and expenses of such survey.



**Exhibit 1****Legal Description of M&M Land**

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY; BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF THE O S L RAILROAD AT A POINT WHICH BEARS WEST 1689.86 FEET NORTH 1035.13 FEET AND NORTH 26D46' WEST 48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, RUNNING THENCE SOUTH 26D46' EAST 318.00 FEET, THENCE NORTH 89D28'42" EAST 562 FEET, THENCE NORTH 156.38 FEET THENCE NORTH 89D28'42" EAST 390.55 FEET, MORE OR LESS, TO THE WEST LINE OF U S HIGHWAY 89, 91 AND 30-S, THENCE NORTHWESTERLY ALONG THE WEST LINE OF U S HIGHWAY 89, 91 AND 30-S A DISTANCE OF 142.25 FEET, MORE OR LESS, TO A POINT NORTH 89D26'39" EAST 1025.312 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 89D26'39" WEST 1025.312 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 19-016-0107. *DM*

**Exhibit 2**

**Legal Description of Easement**

A TWENTY FOOT, (20.00), EASEMENT, TEN FEET, (10.00), ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE SOUTEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS 1477.74 FEET NORTH 89 DEG 34 MIN 13 SEC WEST ALONG THE SECTION LINE AND 792.71 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 26 DEG 03 MIN 27 SEC WEST 441.69 FEET; THENCE NORTH 30 DEG 33 MIN 40 SEC WEST 731.47 FEET; THENCE NORTH 26 DEG 09 MIN 45 SEC WEST 712.59 FEET

19-016-0107, 0012, 0023, 0109, 0110

**Exhibit 3**

**Legal Description of UTA Land**

ALL OF LOT 8, MOUNTAIN VIEW LANDING COMMERCIAL  
SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH; also  
known as Tax ID No. 19-260-0008. ✓

and

ALL OF LOT 9, MOUNTAIN VIEW LANDING COMMERCIAL  
SUBDIVISION, PLEASANT VIEW CITY, WEBER COUNTY, UTAH, also  
known as TAX ID No. 19-260-0009 ✓