

4
When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

12937410
02/21/2019 09:56 AM \$0.00
Book - 10754 Pg - 3418-3421
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: MBA: DEPUTY - WI 4 P.

PARCEL I.D.# 33-13-226-002
GRANTOR: Townhomes at Draper Landing, LLC
(Easement #1)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 13, 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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

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

Contains: 0.053 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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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 this right-of-way and Easement this 11 day of January, 2019.

GRANTOR(S)

Townhomes at Draper Landing, LLC

By: [Signature]

Its: MANAGING MEMBER
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 11 day of January, 2019, personally appeared before me David Jon Brown who being by me duly sworn did say that (s)he is the Managing Member of Townhomes at Draper Landing, 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.

T. Denette Burge
Notary Public

My Commission Expires: 2-13-19

Residing in: Salt Lake County

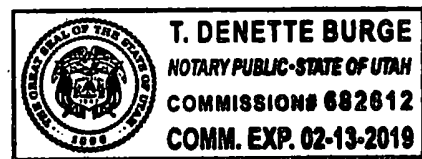


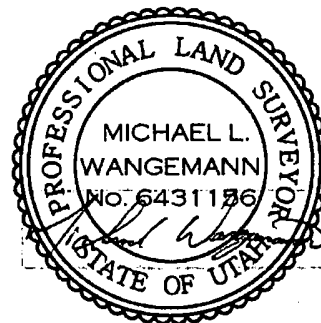
Exhibit 'A'

A STRIP OF LAND FOR THE PURPOSE OF A SEWER EASEMENT AND FOR THE CONSTRUCTION AND MAINTAINANCE A SANITARY SEWER LINE FOR SOUTH VALLEY SEWER DISTRICT, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 0°21'24" WEST ALONG THE CENTER SECTION LINE 320.94 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°21'29" WEST ALONG SAID CENTER SECTION LINE, A DISTANCE OF 172.25 FEET TO THE POINT ON 180.00 FOOT NON-TANGENT RADIUS CURVE; THENCE NORTHWESTERLY 73.95 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°32'25" (WHICH RADIUS POINT BEARS NORTH 66°48'01" EAST AND WHICH LONG CHORD BEARS NORTH 11°25'47" WEST 73.43 FEET); THENCE NORTH 0°13'06" WEST A DISTANCE OF 100.21 FEET; THENCE NORTH 89°46'54" EAST A DISTANCE OF 16.01 FEET TO THE POINT OF BEGINNING

CONTAINS 2,279.62 SQ/FT OR 0.053 ACRES

CORRECTIVE SPECIAL WARRANTY DEED ENTRY NO. 7419694





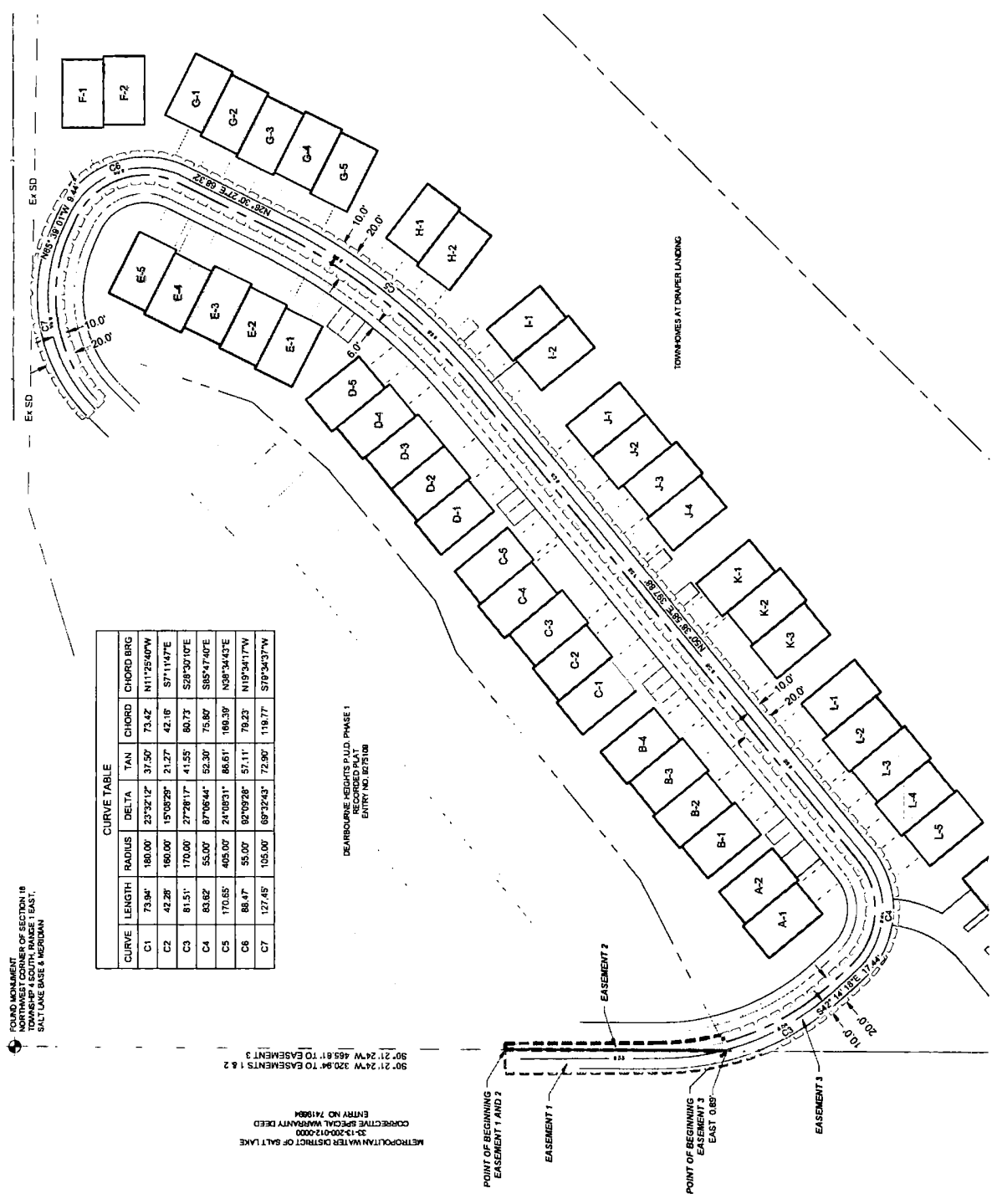
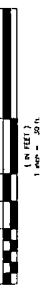
NO.	DESCRIPTION	DATE

SCALE (HORIZ): 1"=30'
 SCALE (VERT): N/A
 DRAWN BY: SPN
 CHECKED BY: RHD
 DATE: 02.12.2015
 PROJECT NO: 200X

infinity CONSULTANTS
 3940 North Traverse Mountain Blvd, Suite 208
 Lehi, Utah 84043 • Tel: 801.541.3040

TOWNHOMES AT DRAPER LANDING
 SOUTH VALLEY SEWER DISTRICT
 EASEMENT EXHIBIT
 DRAPER CITY, SALT LAKE COUNTY, UTAH

1.0
 SHEET



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	73.94	180.00	23°32'12"	37.50	73.42	N117°25'40"W
C2	42.28	180.00	15°03'29"	21.27	42.16	S77°11'47"E
C3	81.51	170.00	27°28'17"	41.55	80.73	S58°30'10"E
C4	83.82	55.00	87°06'44"	52.30	75.80	S85°47'40"E
C5	170.65	405.00	24°08'31"	86.61	169.39	N38°34'43"E
C6	88.47	55.00	92°09'28"	57.11	79.23	N19°34'17"W
C7	127.45	105.00	69°24'43"	72.90	119.77	S10°34'37"W

DEARBORNE SECURE P.L.L.C. PHASE 1
 RECORDED PLAT
 ENTRY NO. 8275108

FOUND MONUMENT
 NORTHWEST CORNER OF SECTION 18
 TOWNSHIP 4 SOUTH, RANGE 1 EAST,
 SALT LAKE BASIN & MORGAN

METROPOLITAN WATER DISTRICT OF SALT LAKE
 45-13-2004-2000
 CORRECTIVE SPECIAL WARRANTY DEED
 ENTRY NO. 741984
 90° 21' 24" W 320.84' TO EASEMENTS 1 & 2
 90° 21' 24" W 465.81' TO EASEMENTS 1 & 2