

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

12971141
04/19/2019 12:00 PM \$0.00
Book - 10771 Pg - 5487-5494
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: EAA, DEPUTY - WIS P.

PARCEL I.D.# 33-22-200-029, 33-22-401-002, 33-22-400-020
33-22-100-010, 33-22-400-036
GRANTOR: Monarch Development of Salt Lake LLC, S A McDougal LLC,
FlyFam, LLC, Wayne M Mortimer, Alice L Mortimer
(Bringhurst Station – Road Dedication)
Page 1 of 8

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northern Half and Southeast Quarter of Section 22, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 38,494 square feet or 0.884 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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.

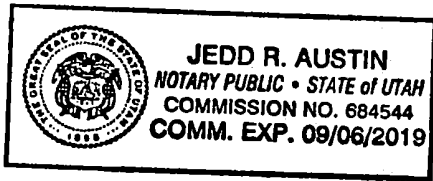
IN WITNESS WHEREOF, the GRANTORS have executed these rights-of-way and Easements this 17 day of April, 2019.

GRANTOR(S)

Monarch Development of Salt Lake, LLC

By: [Signature]

Its: Manager
Title



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

On the 17 day of APRIL, 2019, personally appeared before me S VAL STARKER who being by me duly sworn did say that (s)he is the MANAGER of MONARCH DEVELOPMENT OF SALT LAKE, 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.

[Signature]
Notary Public

My Commission Expires: 9-6-19

Residing in: UTAH

S A McDougal LLC

By: Gary W McDougal

Its: Manager
Title

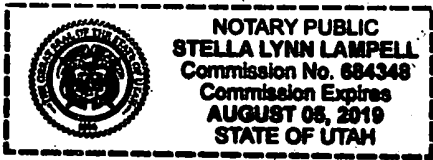
STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 18th day of April, 2019, personally appeared before me GARY W. MCDUGAL who being by me duly sworn did say that (s)he is the MANAGER of S A MCDUGAL, 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.

Stella Lampell
Notary Public

My Commission Expires: 8/5/2019

Residing in: Salt Lake City



FlyFam, LLC
By: [Signature]

Its: Manager
Title

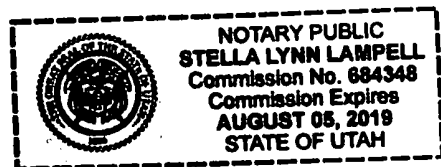
STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 18th day of April, 2019, personally appeared before me Ken S Olson who being by me duly sworn did say that (s)he is the Manager of FLYFAM, 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.

Stella Lampell
Notary Public

My Commission Expires: 8/5/2019

Residing in: Salt Lake City



By: Wayne M Mortimer
Wayne M Mortimer

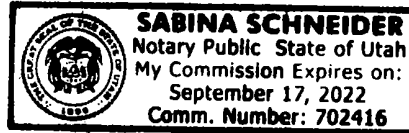
STATE OF UTAH)
)
:SS.
COUNTY OF Salt Lake)

On the 18th day of April, 2019, personally appeared before me **Wayne M Mortimer** who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Sabrina Schneider
Notary Public

My Commission Expires: 09/17/2022

Residing in: Salt Lake county



By: Alice L Mortimer
Alice L Mortimer

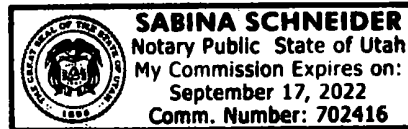
STATE OF UTAH)
)
:SS.
COUNTY OF Salt Lake)

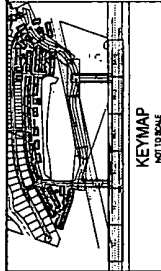
On the 18th day of April, 2019, personally appeared before me **Alice M Mortimer** who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Sabrina Schneider
Notary Public

My Commission Expires: 09/17/2022

Residing in: Salt Lake county



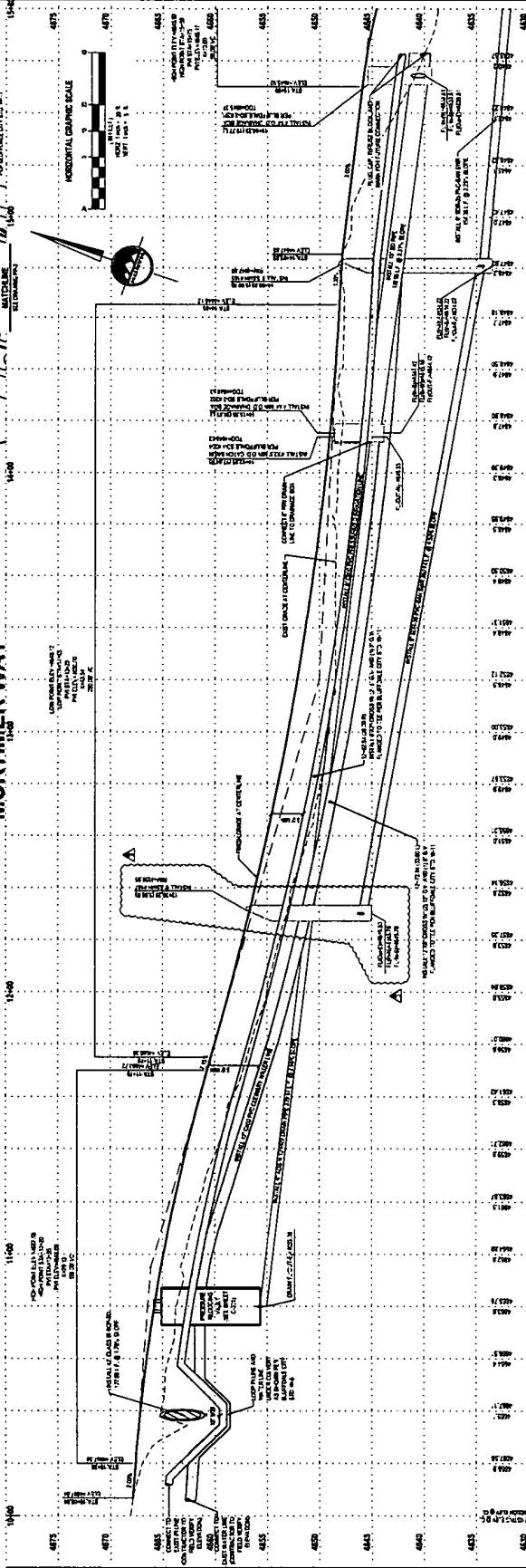
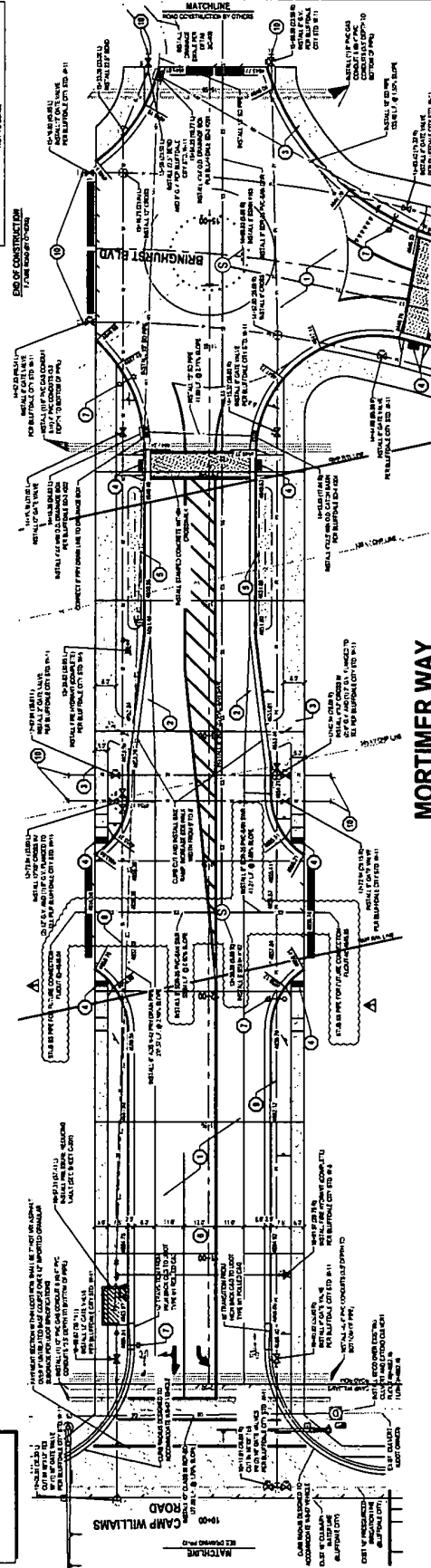


CONCRETE NOTES

- CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS. ALL CONCRETE SHALL BE CAST IN PLACE AND CURED PROPERLY.
- ALL CONCRETE SHALL BE CAST WITH A MINIMUM OF 4" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 12" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 18" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 24" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 30" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 36" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 42" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 48" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 54" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 60" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 66" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 72" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 78" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 84" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 90" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 96" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 102" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 108" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 114" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 120" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 126" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 132" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 138" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 144" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 150" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 156" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 162" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 168" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 174" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 180" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 186" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 192" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 198" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 204" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 210" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 216" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 222" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 228" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 234" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 240" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 246" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 252" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 258" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 264" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 270" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 276" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 282" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 288" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 294" THICKNESS.
- CONCRETE SHALL BE CAST WITH A MINIMUM OF 300" THICKNESS.

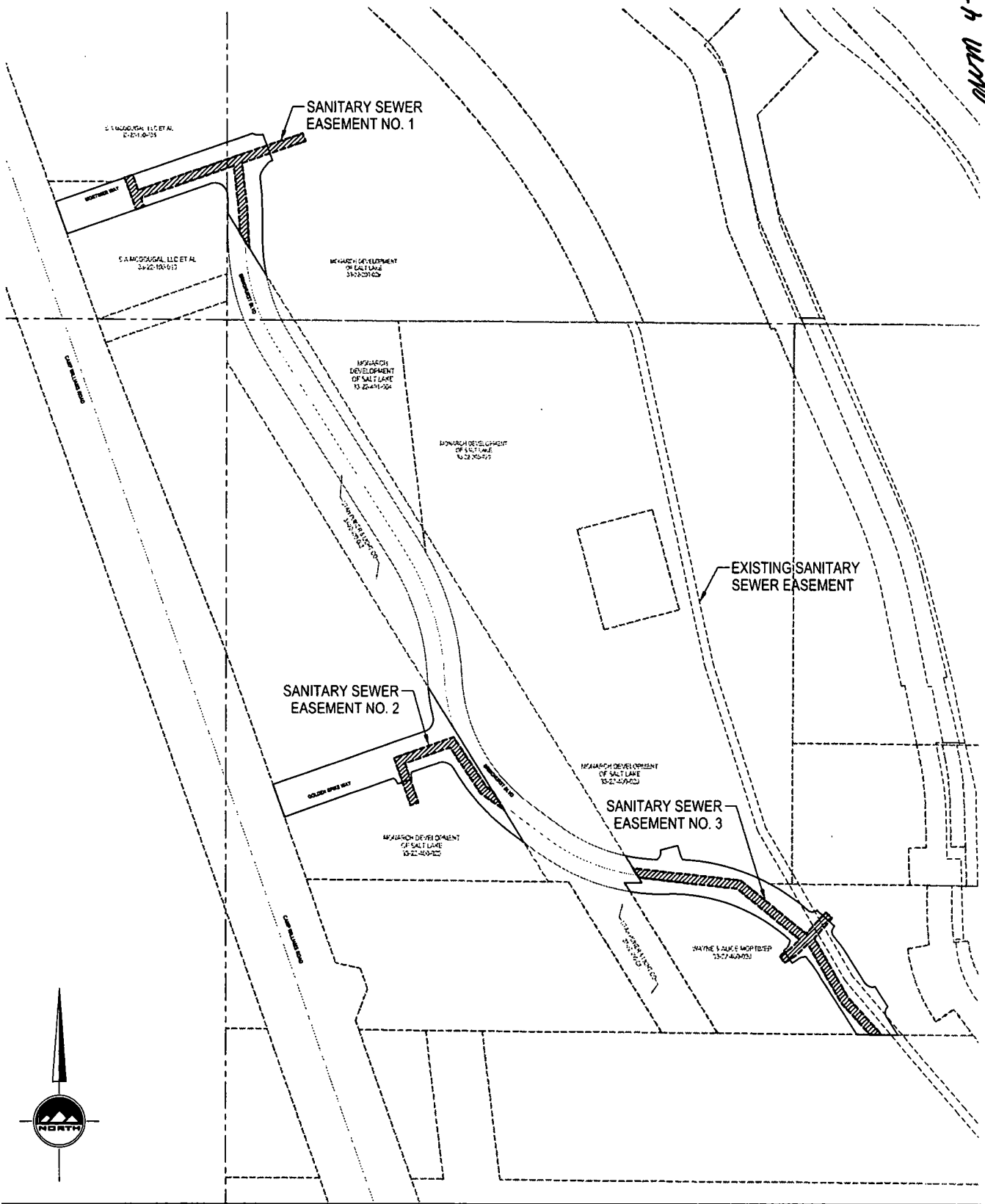
REVISIONS

DATE: 1/18/2018
BY: M.A. LACEY
REVISION: 1
DESCRIPTION: REVISIONS TO CONCRETE NOTES



4-18-19
PP-1 of 2

6-18-19
2 of 2
WMM



PROJECT # 6174 DATE 4/18/19

1 OF 1

FILE: SIDEASEMENT_SEWER

**BRINGHURST STATION
BACKBONE INFRASTRUCTURE**
16475 SOUTH 1700 WEST
BLUFFDALE, UTAH
SANITARY SEWER EXHIBIT

FOR:
STAKER COMPANY
6914 S. 3000 E. STE 101
SALT LAKE CITY, UTAH 84141
801-942-7100

45 W. 10000 S. Ste 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com



Bringhurst Sewer Easement No. 1

Beginning at point being North 2,823.58 feet along the section line and East 29.87 feet from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 02°55'58" West 55.61 feet;
thence North 06°30'26" West 103.08 feet;
thence South 70°36'07" West 228.11 feet;
thence South 19°23'53" East 21.50 feet;
thence South 70°36'07" West 20.00 feet;
thence North 19°23'53" West 80.00 feet;
thence North 70°36'07" East 20.00 feet;
thence South 19°23'53" East 38.50 feet;
thence North 70°36'07" East 405.04 feet;
thence South 19°23'53" East 20.00 feet;
thence South 70°36'07" West 156.41 feet;
thence South 06°30'26" East 108.28 feet;
thence South 02°55'58" East 92.82 feet;
thence North 31°35'54" West 41.69 feet to the point of beginning.

Contains 13,299 Square Feet or 0.305 Acres

Bringhurst Sewer Easement No. 2

Beginning at point being North 1,470.83 feet along the section line and East 646.02 feet from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 55°00'00" West 67.33 feet;
thence North 33°17'50" West 128.56 feet;
thence South 70°24'00" West 111.07 feet;
thence South 18°57'33" East 97.59 feet;
thence South 71°02'27" West 20.00 feet;
thence North 18°57'33" West 117.37 feet;
thence North 70°24'00" East 146.56 feet;
thence South 33°17'50" East 140.44 feet;
thence South 55°00'00" East 17.29 feet;
thence South 31°35'46" East 50.35 feet to the point of beginning.

Contains 8,262 Square Feet or 0.190 Acres

Bringhurst Sewer Easement No. 3

246d

Beginning at point being North 1,314.35 feet along the section line and East 958.30 feet from the South Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 31°35'54" West 25.36 feet;
thence South 83°40'18" East 252.07 feet;
thence South 51°04'34" East 196.12 feet;
thence North 41°35'29" East 67.54 feet;
thence South 47°46'56" East 20.00 feet;
thence South 41°35'29" West 62.60 feet;
thence South 29°53'56" East 159.19 feet;
thence South 42°38'12" East 114.04 feet;
thence North 89°34'05" West 27.38 feet;
thence North 42°38'12" West 97.57 feet;
thence North 29°53'56" West 156.99 feet;
thence South 45°59'19" West 37.94 feet;
thence South 57°25'43" West 32.08 feet;
thence North 32°34'17" West 20.00 feet;
thence North 57°25'43" East 30.08 feet;
thence North 45°59'19" East 29.89 feet;
thence North 51°04'34" West 186.78 feet;
thence North 83°40'18" West 230.63 feet to the point of beginning.

Contains 16,933 Square Feet or 0.389 Acres