

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

13290554
06/05/2020 12:13 PM \$0.00
Book - 10956 Pg - 494-497
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: TCA, DEPUTY - WI 4 P.

PARCEL I.D.# 33-22-401-013-0000
GRANTOR: MONARCH DEVELOPMENT OF SALT LAKE, LLC
(Bringham Station Commercial Park Phase 1)

Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the East Half of 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: 25,118 square feet or 0.577 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 22 day of MAY, 2020.

GRANTOR(S)

MONARCH DEVELOPMENT OF SALT LAKE, LLC

By: [Signature]

Its: Manager
Title

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

On the 22 day of May, 2020, personally appeared before me S. Val Staker 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: 9-6-23

Residing in: SL County

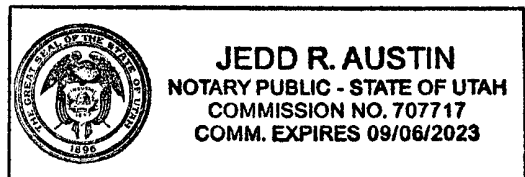


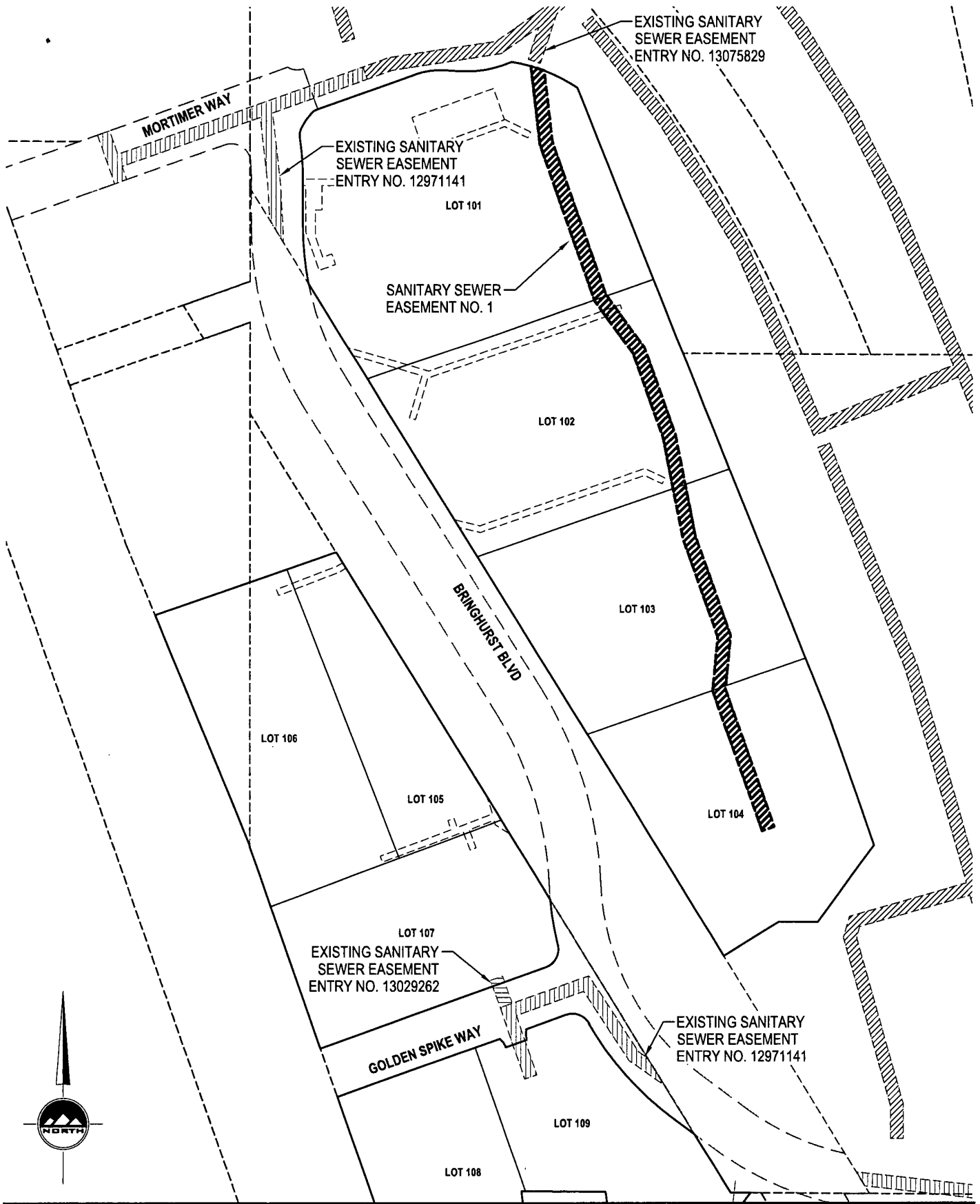
Exhibit 'A'

Beginning at point being 3,060.14 feet along the quarter section line and East 437.44 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Southeasterly 22.03 feet along the arc of a 263.47 feet radius curve to the right (center bears South 15°45'34" West and the chord bears South 71°50'43" East 22.02 feet with a central angle of 04°47'26");

thence South 06°35'34" East 109.66 feet;
thence South 19°23'54" East 251.37 feet;
thence South 36°07'50" East 100.98 feet;
thence South 19°34'51" East 144.78 feet;
thence South 11°05'32" East 162.42 feet;
thence South 19°20'57" East 166.92 feet;
thence South 05°24'23" West 84.92 feet;
thence South 19°23'53" East 227.85 feet;
thence South 70°36'07" West 20.00 feet;
thence North 19°23'53" West 232.25 feet;
thence North 05°24'23" East 84.93 feet;
thence North 19°20'57" West 163.98 feet;
thence North 11°05'32" West 162.38 feet;
thence North 19°34'51" West 140.39 feet;
thence North 36°07'50" West 101.01 feet;
thence North 19°23'54" West 256.56 feet;
thence North 06°35'34" West 121.12 feet to the point of beginning.

Contains 25,118 Square Feet or 0.577 Acres



PROJECT # 6174H DATE 4/30/20

1 OF 1

FILE: S/EASEMENT_SEWER

**BRINGHURST STATION
INDUSTRIAL PARK**
16475 SOUTH 1700 WEST
BLUFFDALE, UTAH
SANITARY SEWER EXHIBIT

FOR:
S-DEVCORP
90 FORT UNION BLVD #200
MIDVALE, UTAH 84047
801.255.1222

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

