

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

13330336
7/16/2020 11:22:00 AM \$40.00
Book - 10980 Pg - 3655-3658
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

PARCEL I.D.# 26-34-377-001-0000
GRANTOR: PERRY DEVELOPMENT, LLC
Hidden Oaks Pod 1 Phase 1
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 34, Township 3 South, Range 2 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: 31,712 square feet or 0.73 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 15 day of July, 2020.

GRANTOR(S)
PERRY DEVELOPMENT, LLC
By: Manager

Its: [Signature]
Title

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

On the 15th day of July, 2020, personally appeared before me William D Perry IV Manager who being by me duly sworn did say that (s)he is the Manager of **PERRY DEVELOPMENT, 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: 12-29-20

Residing in: Salt Lake County



Exhibit 'A'

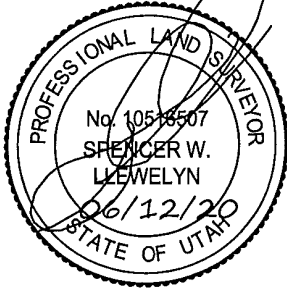
**LEGAL DESCRIPTIONS
PREPARED FOR
SOUTH VALLEY SEWER DISTRICT
HERRIMAN, UTAH
June 12, 2020
19-0090**

**POD 1 PHASE 1
SEWER EASEMENT**

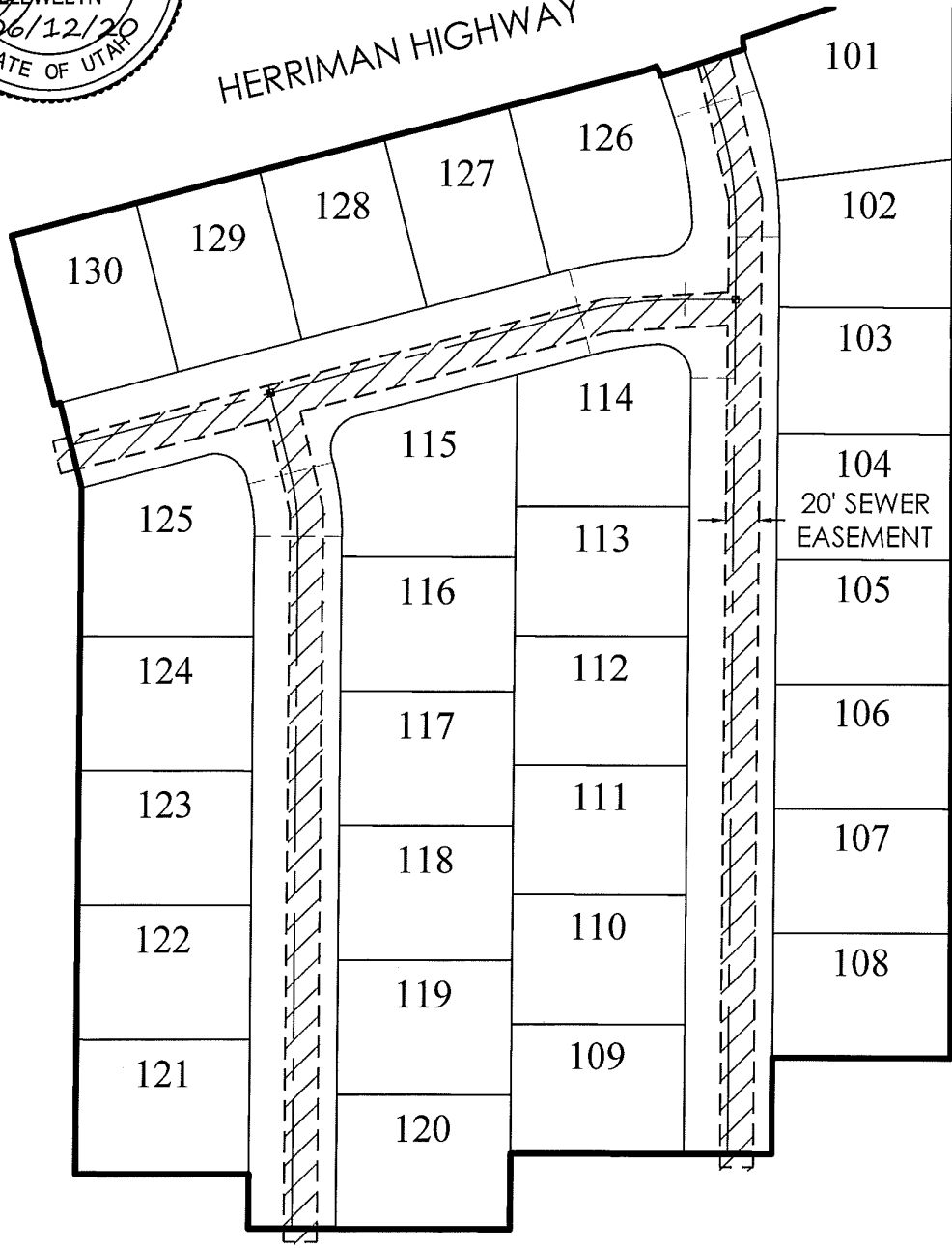
A 20' sewer easement across a portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section Line 120.98 feet and North 444.66 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence N89°51'21"W 20.00 feet; thence N00°08'39"E 507.16 feet; thence S86°59'01"W 70.21 feet; thence S75°35'02"W 193.96 feet; thence S13°34'34"E 60.33 feet; thence S00°08'27"W 441.73 feet; thence N89°51'33"W 20.00 feet; thence N00°08'27"E 439.32 feet; thence N13°34'34"W 57.63 feet; thence S75°35'03"W 129.61 feet; thence N14°24'57"W 20.00 feet; thence N75°35'04"E 345.59 feet; thence N86°59'01"E 73.29 feet; thence N00°08'39"E 54.16 feet; thence N13°20'49"W 85.27 feet; thence N72°14'26"E 20.06 feet; thence S13°20'49"E 89.18 feet; thence S00°08'39"W 583.72 feet to the point of beginning.

Contains: 31,712 square feet+/-



HERRIMAN HIGHWAY



HIDDEN OAKS POD 1 PHASE 1
SOUTH VALLEY SEWER DISTRICT EASEMENT

Date Created:	06/12/2020
Scale:	1"=100'
Drawn:	SWL
Job:	19-0090
Sheet:	1 OF 1

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