

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

12869920  
10/17/2018 04:02 PM \$0.00  
Book - 10722 Pg - 6077-6080  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: PSP, DEPUTY - WI 4 P.

PARCEL I.D.# 28-29-377-020  
GRANTOR: Landing Point Apartments, LC  
(Moda Town Center)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 29, Township 3 South, Range 1 East, 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: approx. 11,538 square feet or 0.265 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 16<sup>th</sup> day of October, 2018.

GRANTOR(S)

Landing Point Apartments LC

By: [Signature]

Its: OWNER  
Title

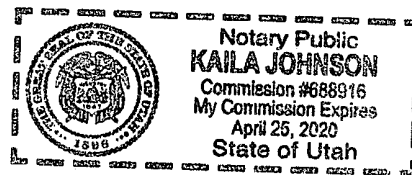
STATE OF UTAH )  
                  DAVIS :ss  
COUNTY OF SALT LAKE )

On the 16<sup>th</sup> day of October, 2018, personally appeared before me David Phillips who being by me duly sworn did say that (s)he is the owner of LANDING POINT APARTMENTS LC 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: 4.25.20

Residing in: Davis County, UT



**Exhibit 'A'**

**20' Sewer Easement – Centered along pipeline**

Beginning at a point being N 89°59'55" W along the Section Line 423.03 feet and North 209.02 feet from the South 1/4 corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base & Meridian.

Thence, N 05° 39' 58" E for a distance of 20.00 feet to a point on a line.

Thence, S 84° 33' 12" E for a distance of 69.97 feet to a point on a line.

Thence, N 05° 50' 05" E for a distance of 105.79 feet to a point on a line.

Thence, S 84° 26' 59" E for a distance of 20.00 feet to a point on a line.

Thence, S 05° 50' 05" W for a distance of 105.32 feet to a point on a line.

Thence, S 89° 27' 14" E for a distance of 100.20 feet to a point on a line.

Thence, N 00° 01' 23" E for a distance of 130.04 feet to a point on a line.

Thence, N 90° 00' 00" E for a distance of 20.00 feet to a point on a line.

Thence, S 00° 01' 23" W for a distance of 130.23 feet to a point on a line.

Thence, S 89° 26' 53" E for a distance of 49.43 feet to a point on a line.

Thence, S 00° 33' 07" W for a distance of 20.00 feet to a point on a line.

Thence, N 89° 26' 53" W for a distance of 165.43 feet to a point on a line.

Thence, S 01° 20' 01" W for a distance of 80.49 feet to a point on a line.

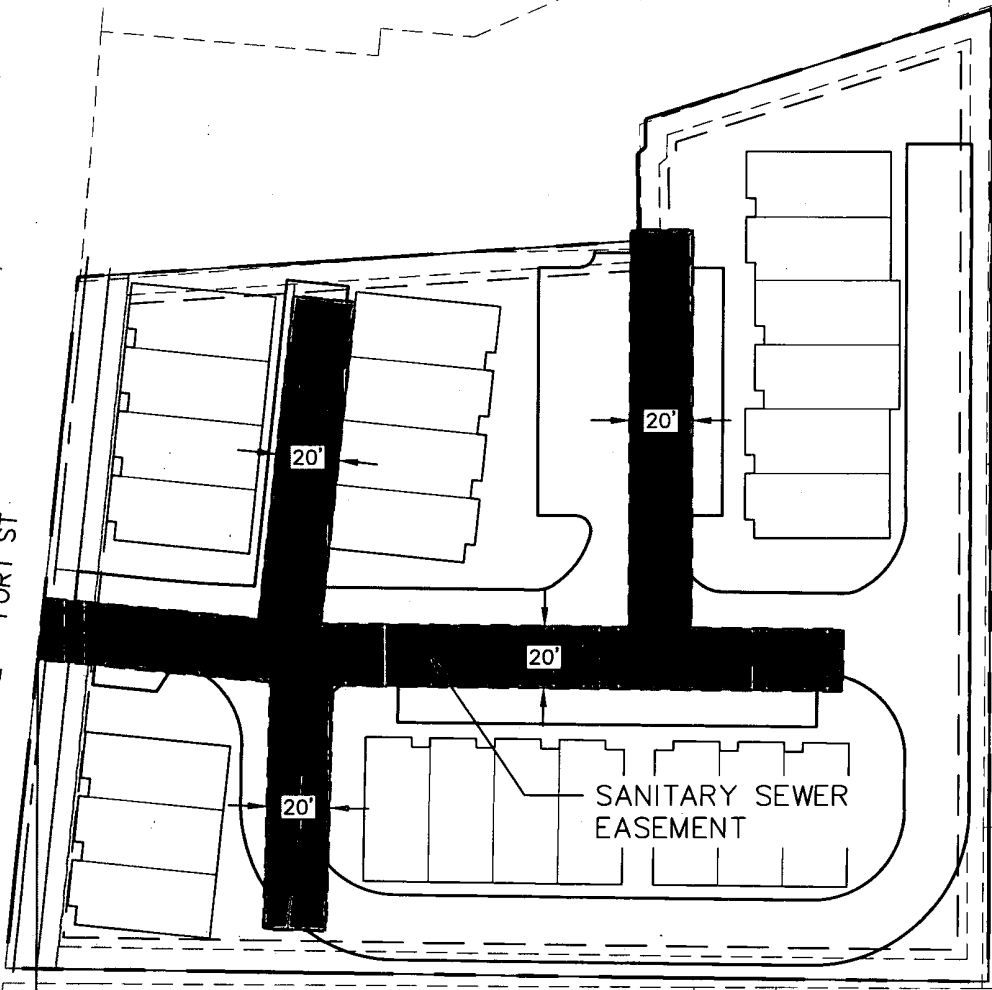
Thence, N 88° 39' 59" W for a distance of 20.00 feet to a point on a line.

Thence, N 01° 20' 01" E for a distance of 81.05 feet to a point on a line.

thence N 84° 33' 12" W a distance of 75.96 feet to the POINT OF BEGINNING

Contains 11538 sq ft more or less

950 E - FORT ST



**PROJECT DEVELOPER**

**JF CAPITAL  
MATT SCOTT  
PH - 801.335.8500**

**PROJECT ENGINEER  
& SURVEYOR**

**REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245**

**MODA TOWN CENTER**  
**AN AMENDMENT OF BLOCK 10a OF THE DRAPERVILLE PLAT**  
LOCATED IN THE SW QUARTER OF SECTION 34 AND IN THE S QUARTER OF  
SECTION 29, TOWNSHIP 3 SOUTH  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DRAPER CITY SALT LAKE COUNTY, UTAH  
SCALE: 1" = 30 FEET