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05/01/2014 11:19 AM \$19.00
Book - 10227 Ps - 7160-7164
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CRAIG L WHITE
PO BOX 908
DRAPER UT 84020
BY: EEA, DEPUTY - WI 5 P.

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

PARCEL I.D.# 27-20-302-002
GRANTOR: SJ Marketplace, LLC
(Oquirrh Mountain Marketplace)
Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southwest Quarter of Section 20, Township 3 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: 0.59 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 30th day of April, 2014.

GRANTOR(S)

SJ Marketplace, LLC
By: 
Steven Usdan
Managing Member of
Its: ~~CCA Acquisition Company, LLC,~~
a California limited liability company
the Managing Member

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

On the _____ day of _____, 20___, personally appeared before me _____ who being by me duly sworn did say that (s)he is the _____ of **SJ Marketplace, 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.

Notary Public

My Commission Expires: _____

Residing in: _____

See Attached

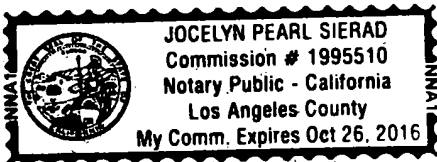
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Los Angeles

On April 30, 2014 before me, Joelyn Sierad, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven Usdan
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Easements Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

Exhibit 'A'

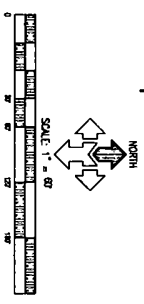
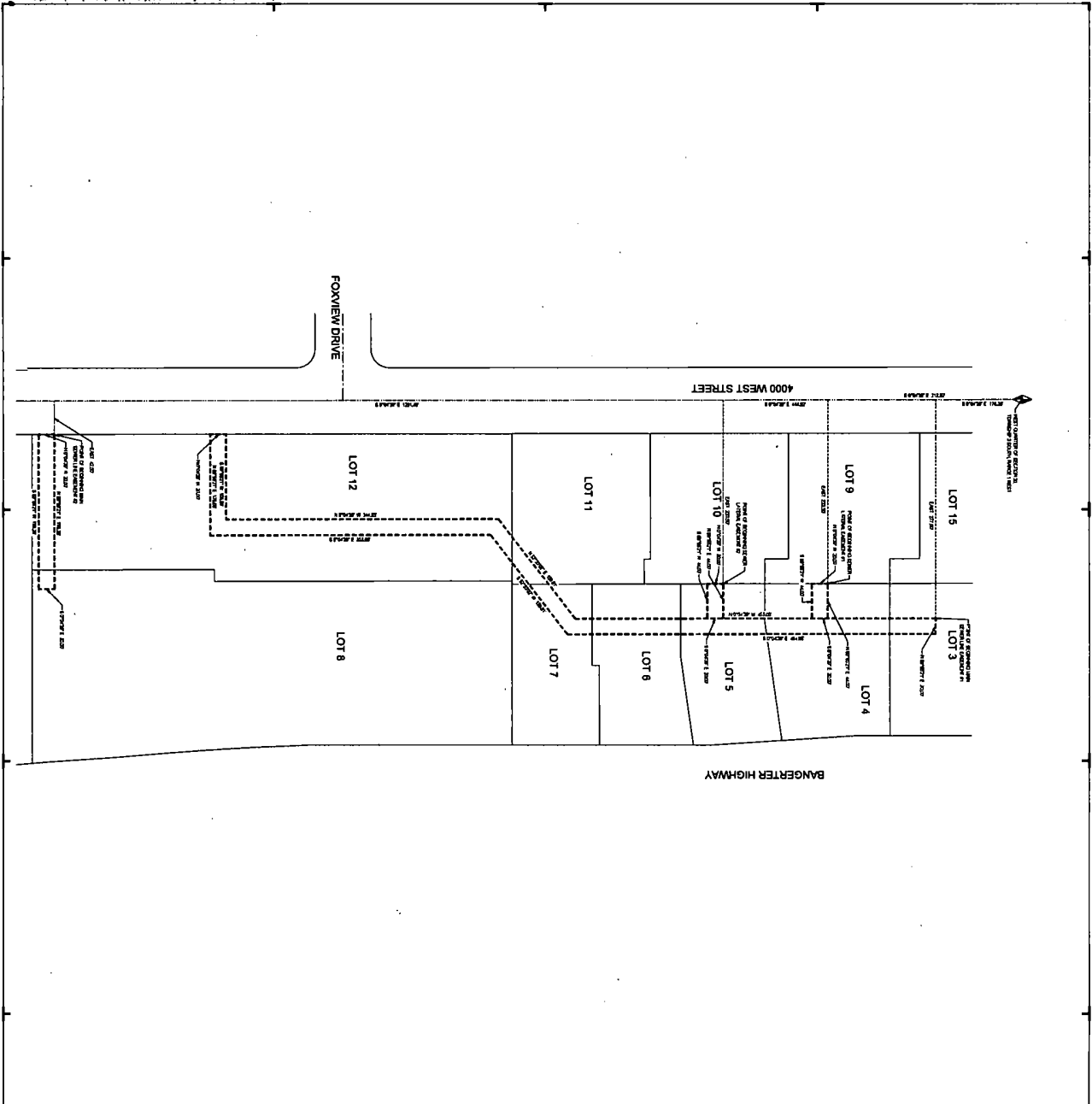
MAIN LINE SEWER EASEMENTS OQUIRRH MOUNTAIN MARKETPLACE 4-15-14

EASEMENT #1:

BEGINNING AT A POINT SOUTH 00°04'39" EAST ALONG THE SECTION LINE 176.36 FEET AND EAST 277.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 20.00 FEET; THENCE SOUTH 00°04'39" EAST 464.95 FEET; THENCE SOUTH 52°33'02" WEST 159.81 FEET; THENCE SOUTH 00°04'39" EAST 355.05 FEET; THENCE SOUTH 89°55'21" WEST 128.00 FEET TO THE EAST RIGHT OF WAY LINE OF 4000 WEST STREET; THENCE NORTH 00°04'39" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 89°55'21" EAST 108.00 FEET; THENCE NORTH 00°04'39" WEST 344.95 FEET; THENCE NORTH 52°33'02" EAST 159.81 FEET; THENCE NORTH 00°04'39" WEST 455.05 FEET TO THE POINT OF BEGINNING.

EASEMENT #2:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 4000 WEST STREET, SAID POINT BEING SOUTH 00°04'39" EAST ALONG THE SECTION LINE 1291.48 FEET AND EAST 42.50 FEET FROM THE WEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°55'21" EAST 196.28 FEET; THENCE SOUTH 00°04'39" EAST 20.00 FEET; THENCE SOUTH 89°55'21" WEST 196.28 FEET TO SAID RIGHT OF WAY LINE; THENCE NORTH 00°04'39" WEST ALONG SAID RIGHT OF WAY LINE 20.00 FEET TO THE POINT OF BEGINNING.



LEGEND

- LOT LINE
- EASEMENT
- - - - - EASEMENT LINE

GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE SEWER LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA.
4. THE SEWER LINES SHALL BE INSTALLED AT THE OWNER'S EXPENSE.
5. THE SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SEWER DESIGN MANUAL.
6. THE SEWER LINES SHALL BE INSTALLED AT A MINIMUM 18 INCH DEPTH.
7. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 2% SLOPE.
8. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH DIAMETER.
9. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH WALL THICKNESS.
10. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH COVER.
11. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL STRUCTURES.
12. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL UTILITIES.
13. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL ADJACENT PROPERTIES.
14. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL PUBLIC RIGHTS-OF-WAY.
15. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL EASEMENTS.
16. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL ENCUMBRANCES.
17. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL OBSTRUCTIONS.
18. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL HAZARDS.
19. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL DANGERS.
20. THE SEWER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCH CLEARANCE FROM ALL RISKS.

QUIRRH MOUNTAIN MARKET PLACE

SOUTH JORDAN, UTAH

McNEIL ENGINEERING
 Sustainable and Sustainable Design. Professionals You Know and Trust.
 8645 South Sandy Parkway, Suite 200 Sandy, Utah 84020 801.251.7700 www.mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
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REVISIONS		
REV	DATE	DESCRIPTION
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PROJECT NO. 10413
 CADD FILE: 10413.DWG
 DRAWING BY: JMD
 DATE BY: JMD
 FIELD CHECK BY: JMD
 CHECKED BY: JMD
 DATE: 4-2-17

1 OF 1
 SEWER EXHIBIT