

11954795
12/02/2014 12:22 PM \$0.00
Book - 10278 Pg - 8018-8022
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
BY: TWA, 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.# 27-19-430-004, 27-19-430-005
GRANTOR: SJ Marketplace LLC
(Oquirrh Mountain Marketplace)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 19, 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, 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, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

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

Contains: 0.21 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
10th day of November, 2014.

GRANTOR(S)

By: *[Signature]* ^{SJ Marketplace LLC}

Its: *Authorized Person*
Title

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

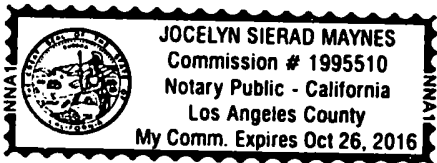
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Los Angeles }

On November 17, 2014 before me, Jocelyn Maynes, Notary Public,
Date Name and Title of the Officer

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



Place Notary Seal Above

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

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: Easement Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Partner — Limited General Partner — Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

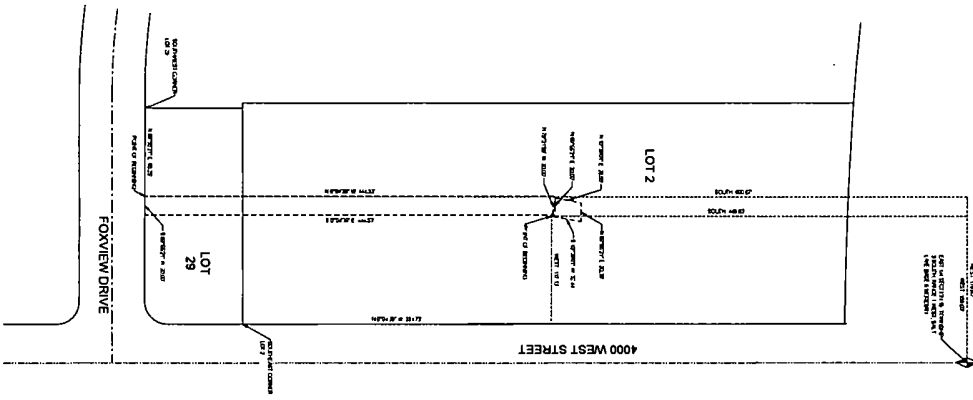
Signer Is Representing: _____ Signer Is Representing: _____

Exhibit 'A'

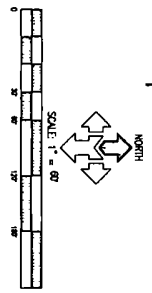
SEWER EASEMENTS O.M.M. WEST 11-5-14

20.00' SEWER LINE

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 29, OQUIRRH MOUNTAIN MARKETPLACE, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 89°55'21" EAST ALONG SAID SOUTHERLY LINE 95.25 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 29, SAID POINT ALSO BEING WEST 179.80 FEET AND SOUTH 890.67 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 0°04'39" WEST 444.53 FEET; THENCE NORTH 89°55'21" EAST 20.00 FEET; THENCE SOUTH 0°04'39" EAST 444.53 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE SOUTH 89°55'21" WEST ALONG SAID SOUTHERLY LINE 20.00 FEET TO THE POINT OF BEGINNING.



THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE PROPOSED SEWER LINES TO BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY REQUIREMENTS FOR SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A SOIL BORING OR OTHER INVESTIGATION TO DETERMINE THE SOIL CONDITIONS AT THE PROPOSED SEWER LINE DEPTH. THE ENGINEER HAS NOT CONDUCTED A HYDRAULIC ANALYSIS TO DETERMINE THE FLOW CAPACITY OF THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A STRUCTURAL ANALYSIS TO DETERMINE THE STRENGTH OF THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A CHEMICAL ANALYSIS TO DETERMINE THE QUALITY OF THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A MICROBIOLOGICAL ANALYSIS TO DETERMINE THE PRESENCE OF PATHOGENS IN THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A TOXICOLOGICAL ANALYSIS TO DETERMINE THE TOXICITY OF THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A RADIATION ANALYSIS TO DETERMINE THE PRESENCE OF RADIOACTIVE MATERIALS IN THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS TO DETERMINE THE BEHAVIOR OF THE PROPOSED SEWER LINES UNDER VARIOUS LOADS. THE ENGINEER HAS NOT CONDUCTED A SEISMIC ANALYSIS TO DETERMINE THE EFFECTS OF SEISMIC ACTIVITY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A CLIMATE ANALYSIS TO DETERMINE THE EFFECTS OF CLIMATE CHANGE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A POLLUTION ANALYSIS TO DETERMINE THE EFFECTS OF POLLUTION ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A NOISE ANALYSIS TO DETERMINE THE EFFECTS OF NOISE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A VIBRATION ANALYSIS TO DETERMINE THE EFFECTS OF VIBRATION ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A LIGHT ANALYSIS TO DETERMINE THE EFFECTS OF LIGHT ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A THERMAL ANALYSIS TO DETERMINE THE EFFECTS OF TEMPERATURE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A SOUND ANALYSIS TO DETERMINE THE EFFECTS OF SOUND ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PARTICULATE ANALYSIS TO DETERMINE THE EFFECTS OF PARTICULATE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A METEOROLOGICAL ANALYSIS TO DETERMINE THE EFFECTS OF WEATHER ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A HYDROLOGICAL ANALYSIS TO DETERMINE THE EFFECTS OF WATER ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A BIOLOGICAL ANALYSIS TO DETERMINE THE EFFECTS OF BIOLOGY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A CHEMICAL ANALYSIS TO DETERMINE THE EFFECTS OF CHEMISTRY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PHYSICAL ANALYSIS TO DETERMINE THE EFFECTS OF PHYSICS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A MATHEMATICAL ANALYSIS TO DETERMINE THE EFFECTS OF MATHEMATICS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A STATISTICAL ANALYSIS TO DETERMINE THE EFFECTS OF STATISTICS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A COMPUTATIONAL ANALYSIS TO DETERMINE THE EFFECTS OF COMPUTING ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A SYSTEMS ANALYSIS TO DETERMINE THE EFFECTS OF SYSTEMS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A SOFTWARE ANALYSIS TO DETERMINE THE EFFECTS OF SOFTWARE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A HARDWARE ANALYSIS TO DETERMINE THE EFFECTS OF HARDWARE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A NETWORK ANALYSIS TO DETERMINE THE EFFECTS OF NETWORKS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A SECURITY ANALYSIS TO DETERMINE THE EFFECTS OF SECURITY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A RISK ANALYSIS TO DETERMINE THE EFFECTS OF RISK ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A COMPLIANCE ANALYSIS TO DETERMINE THE EFFECTS OF COMPLIANCE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A LEGAL ANALYSIS TO DETERMINE THE EFFECTS OF LEGAL MATTERS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A POLITICAL ANALYSIS TO DETERMINE THE EFFECTS OF POLITICS ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A SOCIAL ANALYSIS TO DETERMINE THE EFFECTS OF SOCIETY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A CULTURAL ANALYSIS TO DETERMINE THE EFFECTS OF CULTURE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A RELIGIOUS ANALYSIS TO DETERMINE THE EFFECTS OF RELIGION ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PHILOSOPHICAL ANALYSIS TO DETERMINE THE EFFECTS OF PHILOSOPHY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A HISTORICAL ANALYSIS TO DETERMINE THE EFFECTS OF HISTORY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A LINGUISTIC ANALYSIS TO DETERMINE THE EFFECTS OF LANGUAGE ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PSYCHOLOGICAL ANALYSIS TO DETERMINE THE EFFECTS OF PSYCHOLOGY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PSYCHIATRIC ANALYSIS TO DETERMINE THE EFFECTS OF PSYCHIATRY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PSYCHOLOGICAL ANALYSIS TO DETERMINE THE EFFECTS OF PSYCHOLOGY ON THE PROPOSED SEWER LINES. THE ENGINEER HAS NOT CONDUCTED A PSYCHIATRIC ANALYSIS TO DETERMINE THE EFFECTS OF PSYCHIATRY ON THE PROPOSED SEWER LINES.



LEGEND

- LOT LINE
- PROPERTY LINE
- EASEMENT LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE

QUIRRH MOUNTAIN MARKET PLACE

SOUTH JORDAN, UTAH

McNEIL ENGINEERING
 Consulting & Landscaping Architecture
 Structural Engineering • Land Surveying & MDS

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	