

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

13698368  
06/23/2021 10:27 AM \$0.00  
Book - 11195 Pg - 2109-2116  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: ZHA, DEPUTY - MI 8 P.

**PARCEL I.D.# 33-11-400-021-0000**  
**GRANTORS: COVENT GARDENS HOLDINGS, LLC**  
**M&EM BLACK HOLDING, LLC**  
**WELCH PROPERTIES, LLC**  
**RG DEVELOPMENT, LLC**  
**BURCHETT AMY**  
**BURCHETT JOHN S**  
**(Covent Gardens)**  
Page 1 of 8

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the Southeast Quarter of Section 11, 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: 15,124 square feet or 0.347 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 17 day of June, 2024.

GRANTOR(S)  
COVENT GARDENS HOLDINGS, LLC  
By: [Signature]  
Its: Manager  
Title

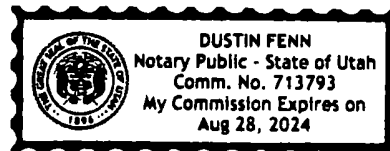
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 17 day of June, 2024, personally appeared before me Shivam Shah who being by me duly sworn did say that (s)he is the Manager of COVENT GARDENS HOLDINGS, 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: 8/28/24

Residing in: Draper UT





RG DEVELOPMENT, LLC

DocuSigned by:

By: Jonathan Reid 6/16/2021  
F76798B06B634BE

Its: Member  
Title

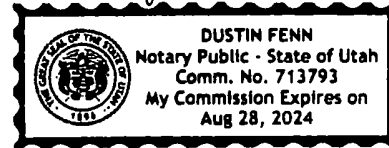
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 17 day of June, 2021, personally appeared before me Jonathan Reid who being by me duly sworn did say that (s)he is the Member of **RG 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: 8/28/24

Residing in: Draper UT



BURCHETT AMY

DocuSigned by: Amy Burchett 6/16/2021  
19CB50FE14C24C8  
Owner

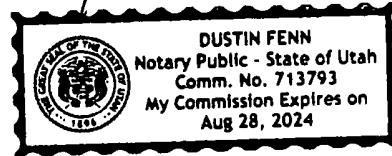
STATE OF UTAH )  
 )  
:SS.  
COUNTY OF Salt Lake )

On the 17 day of June, 2021, personally appeared before me Amy Burchett who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public

My Commission Expires: 8/28/24

Residing in: Draper UT



BURCHETT JOHN S

DocuSigned by: John S Burchett 6/16/2021  
19CB50FE14C24C8  
Owner

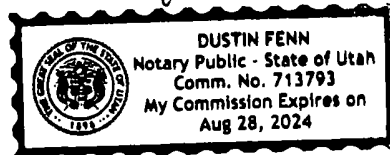
STATE OF UTAH )  
 )  
:SS.  
COUNTY OF Salt Lake )

On the 17 day of June, 2021, personally appeared before me John S Burchett who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public

My Commission Expires: 8/28/24

Residing in: Draper UT



**Exhibit 'A'**

**SEWER EASEMENT 01 (NORTH EASEMENT)**

A NON-EXCLUSIVE EASEMENT FOR THE LOCATION OF PUBLIC UTILITIES. SAID EASEMENT IS SITUATED IN PARCEL 33-11-400-021 WHICH IS RECORDED AS ENTRY NO. 13392669, BK 11018, PG 3267 OF SALT LAKE COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 32°07'57" WEST 77.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 29°52'15" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 60°07'45" WEST A DISTANCE OF 100.16 FEET; THENCE NORTH 38°57'47" EAST A DISTANCE OF 13.42 TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE 03°54'00" AN ARC DISTANCE OF 6.81 FEET (CHORD BEARS NORTH 37°00'47" EAST A DISTANCE OF 6.81 FEET); THENCE SOUTH 60°07'45" EAST A DISTANCE OF 97.20 FEET TO THE POINT OF BEGINNING.

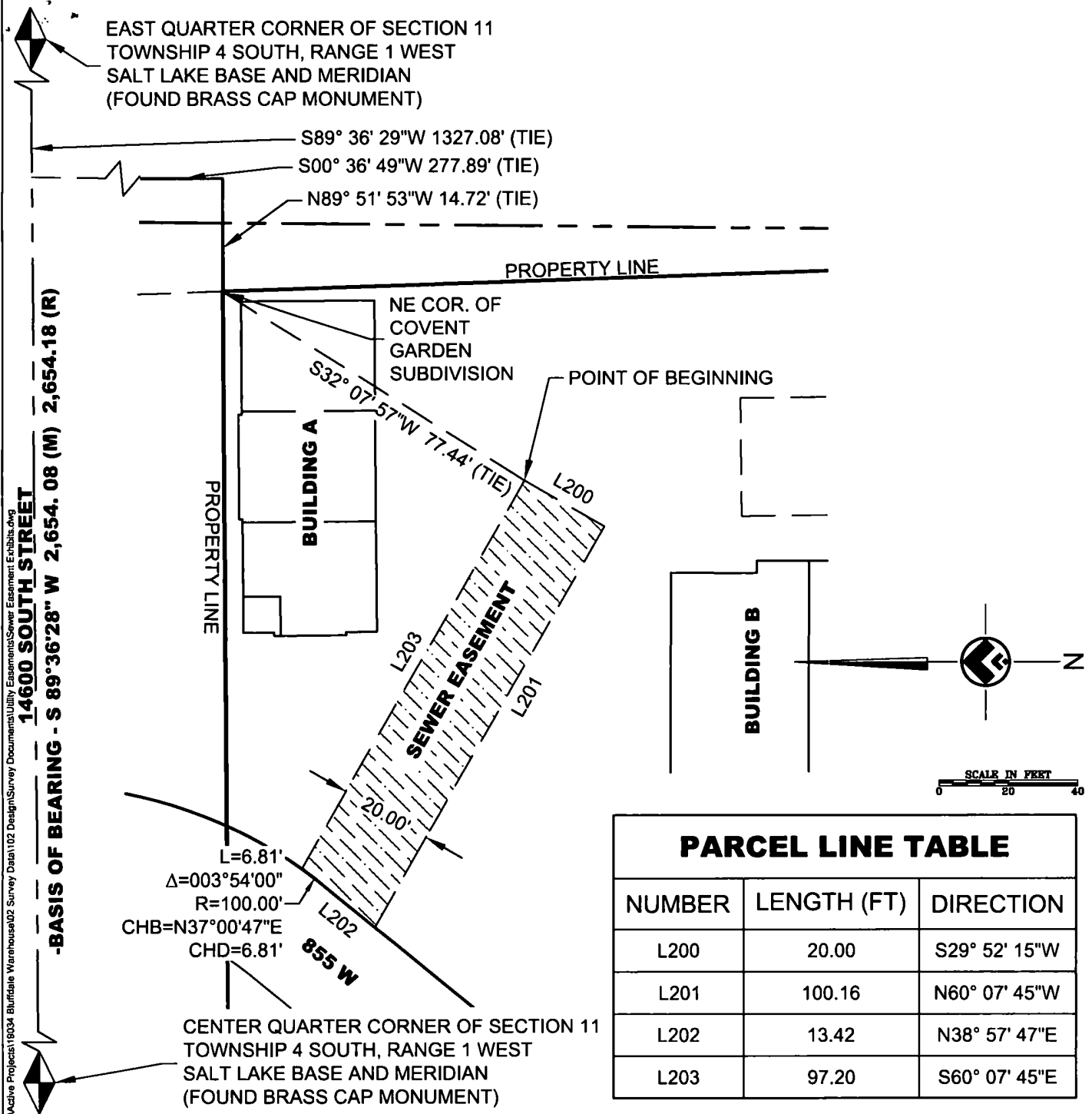
SAID EASEMENT CONTAINS 1,971.753 SQUARE FEET OF 0.045 ACRES MORE OR LESS.

**SEWER EASEMENT 02 (SOUTH EASEMENT)**

A NON-EXCLUSIVE EASEMENT FOR THE LOCATION OF PUBLIC UTILITIES. SAID EASEMENT IS SITUATED IN PARCEL 33-11-400-021 WHICH IS RECORDED AS ENTRY NO. 13392669, BK 11018, PG 3267 OF SALT LAKE COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, STATE OF UTAH. SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,327.08 FEET ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE LEAVING SAID SECTION LINE TO AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER SOUTH 00°36'49" WEST A DISTANCE OF 277.89 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°51'53" WEST A DISTANCE OF 14.72 FEET; THENCE SOUTH 01°05'50" EAST A DISTANCE OF 492.98 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11, AND RUNNING THENCE SOUTH 00°36'49" WEST A DISTANCE OF 483.17 FEET; THENCE NORTH 89°23'11" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 00°36'49" EAST A DISTANCE OF 462.99 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 174.63 FEET; THENCE NORTH 00°05'10" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°54'36" EAST A DISTANCE OF 194.81 TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 13,155.937 SQUARE FEET OR 0.302 ACRES MORE OR LESS.



PARCEL LINE TABLE		
NUMBER	LENGTH (FT)	DIRECTION
L200	20.00	S29° 52' 15"W
L201	100.16	N60° 07' 45"W
L202	13.42	N38° 57' 47"E
L203	97.20	S60° 07' 45"E


**CLIENT / OWNER INFORMATION:**

**BRIXTON PARTNERS**  
SHIVAM SHAH  
118 E 12675 S  
DRAPER, UTAH 84020  
385-281-3851

**SHEET INFORMATION:**

**SEWER EASEMENT 01**  
**COVENT GARDEN**  
855 W 14730 S BLUFFDALE CITY, UTAH

**ENGINEER / SURVEYOR INFORMATION:**

 **JOHNSON ENGINEERING**  
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124  
www.johnsonengineeringinc.com  
Phone: 801-787-4569

<b>DRAWN BY:</b> DBJ	<b>CHECKED BY:</b> DBJ	<b>APPROVED BY:</b> DBJ	<b>SHEET</b>	
<b>PROJECT NO.</b> 19-034			<b>EX. 01</b>	<b>01 OF 02</b>
<b>DATE.</b> 2021-03-31				
<b>SCALE.</b> 1":40'			01	EASEMENT 03/31/21
			NO.	REVISION DATE

**14600 SOUTH STREET**

**-BASIS OF BEARING - S 89°36'28" W 2,654.08 (M) 2,654.18 (R)**

CENTER QUARTER CORNER OF SECTION 11  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

S89° 36' 29"W 1327.08' (TIE)

S00° 36' 49"W 277.89' (TIE)

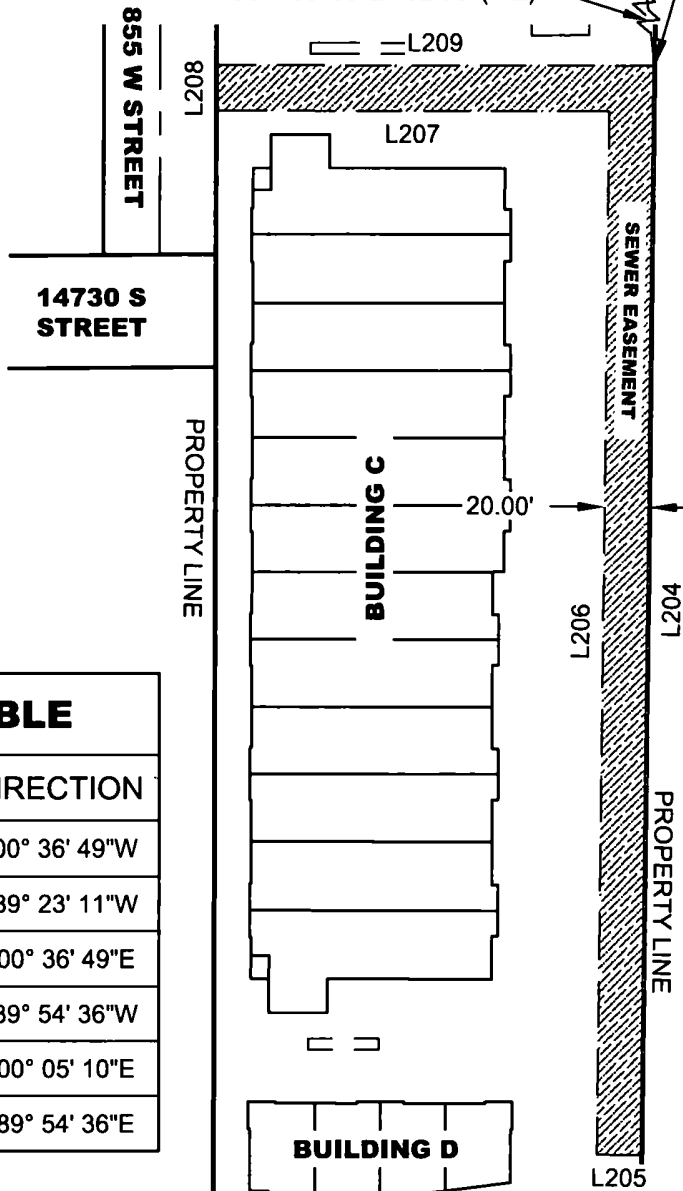
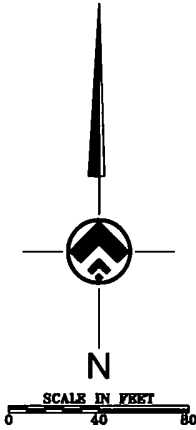
N89° 51' 53"W 14.72' (TIE)

NE COR. OF COVENT  
GARDEN SUBDIVISION

S01° 05' 50"E 492.98' (TIE)

P.O.B.

EAST QUARTER CORNER OF SECTION 11  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)



**PARCEL LINE TABLE**

NUMBER	LENGTH (FT)	DIRECTION
L204	483.17	S00° 36' 49"W
L205	20.00	N89° 23' 11"W
L206	462.99	N00° 36' 49"E
L207	174.63	N89° 54' 36"W
L208	20.00	N00° 05' 10"E
L209	194.81	S89° 54' 36"E

**CLIENT / OWNER INFORMATION:**

**BRIXTON PARTNERS**  
SHIVAM SHAH  
118 E 12675 S  
DRAPER, UTAH 84020  
385-281-3851

**SHEET INFORMATION:**

**SEWER EASEMENT 02**  
**COVENT GARDEN**

855 W 14730 S BLUFFDALE CITY, UTAH

**ENGINEER / SURVEYOR INFORMATION:**



**JOHNSON ENGINEERING**

4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124

www.johnsonengineeringinc.com  
Phone: 801-787-4569

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
PROJECT NO: 19-034			EX. 02    02 OF 02
DATE: 2021-03-31			
SCALE: 1"=80'		01 NO	EASEMENT REVISION
		03/31/21 DATE	