

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

13706181
07/01/2021 11:22 AM \$0.00
Book - 11200 Pg - 2456-2465
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: GGA, DEPUTY - MA 10 P.

PARCEL I.D.# 33-11-400-007-0000
33-11-400-006-0000
33-11-400-047-0000
33-11-400-026-0000
33-11-400-021-0000

GRANTORS: E.G. UTAH, LLC
DOLAN KEVIN B
BIG BLUE SCAFFODLING INC.
BD BUSH PROPERTIES LLC
COVENT GARDENS HOLDINGS, LLC
M&EM BLACK HOLDING, LLC
WELCH PROPERTIES, LLC
RG DEVELOPMENT, LLC
BURCHETT AMY
BURCHETT JOHN S
(855 W Utility Plan)
Page 1 of 9

EASEMENT

A twenty (20) foot wide sanitary sewer easement 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, 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: 18,296 square feet or 0.42 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 24 day of June, 2021.

GRANTOR(S)

E.G. UTAH, LLC

By: Edward Golub
DocuSigned by:
6/24/2021
716E87B84C0049C...

President

Its: _____
Title

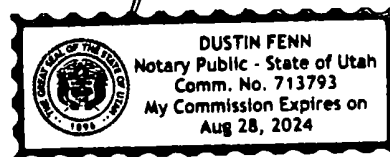
STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 24 day of June, 2021, personally appeared before me Edward Golub who being by me duly sworn did say that (s)he is the President of E.G. UTAH, 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.

Dustin Fenn
Notary Public

My Commission Expires: 8/28/24

Residing in: Draper UT



DOLAN KEVIN B

DocuSigned by:

Kevin Dolan

6/24/2021

7F86D67222BA404

Owner

STATE OF UTAH)

:SS.

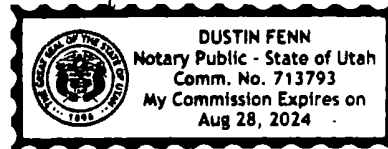
COUNTY OF Salt Lake)

On the 24 day of June, 2021, personally appeared before me Kevin Dolan 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



BIG BLUE SCAFFODLING INC.

DocuSigned by:

Zacarias Gregorio

6/24/2021

2322C563D52F47C

By: _____

owner

Its: _____

Title

STATE OF UTAH)

:SS

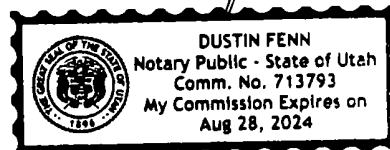
COUNTY OF SALT LAKE)

On the 24 day of June, 2021, personally appeared before me Zacarias Gregorio owner who being by me duly sworn did say that (s)he is the owner of **BIG BLUE SCAFFODLING INC.** 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



BD BUSH PROPERTIES LLC

By: Tucker Bush 6/28/2021
8071486CE106441

Its: Project Manager
Title

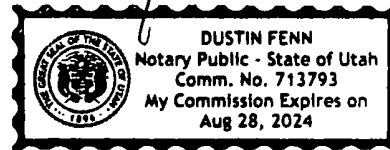
STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 28 day of June, 2021, personally appeared before me Tucker Bush who being by me duly sworn did say that (s)he is the Project Manager of **BD BUSH PROPERTIES 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.

My Commission Expires: 8/28/21

Residing in: Draper UT

Dustin Fenn
Notary Public



COVENT GARDENS HOLDINGS, LLC

By: Shivam Shah

Its: manager
Title

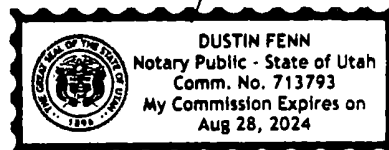
STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 28 day of June, 2021, 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.

My Commission Expires: 8/28/21

Residing in: Draper UT

Dustin Fenn
Notary Public



M&EM BLACK HOLDING, LLC

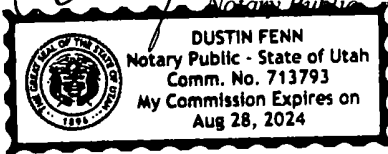
DocuSigned by: Mike Black 6/16/2021

Its: Manager
Title

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 16 day of June, 2021, personally appeared before me Mike Black who being by me duly sworn did say that (s)he is the Manager of **M&EM BLACK HOLDING, 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.

My Commission Expires: 8/28/21
Residing in: Draper UT

Dustin Fenn
Notary Public


WELCH PROPERTIES, LLC

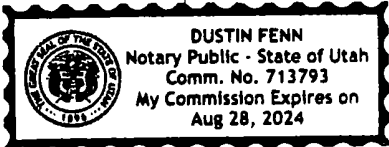
DocuSigned by: Trent Welch 6/16/2021

Its: President/owner
Title

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 16 day of June, 2021, personally appeared before me Trent Welch who being by me duly sworn did say that (s)he is the President/owner of **WELCH PROPERTIES, 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.

My Commission Expires: 8/28/21
Residing in: Draper UT

Dustin Fenn
Notary Public


RG DEVELOPMENT, LLC

By: Jonathan Reid 16/2021
PT0798B00B034BE

Its: Member
Title

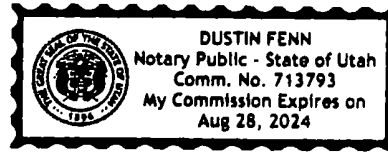
STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 16 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.

Dustin Fenn
Notary Public

My Commission Expires: 8/28/21

Residing in: Draper UT



BURCHETT AMY

DocuSigned by:

Amy Burchett

6/16/2021

19C9E0FF14C24C8...
Owner

STATE OF UTAH)

COUNTY OF Salt Lake)
:SS.

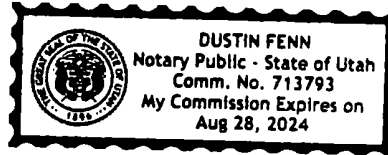
On the 16 day of June, 2021, personally appeared before me Amy Burchett who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Dustin Fenn

Notary Public

My Commission Expires: 8/28/21

Residing in: Draper UT



BURCHETT JOHN S

DocuSigned by:

John S. Burchett

6/16/2021

19C9E0FF14C24C8...
Owner

STATE OF UTAH)

COUNTY OF Salt Lake)
:SS.

On the 16 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.

Dustin Fenn

Notary Public

My Commission Expires: 8/28/21

Residing in: Draper UT

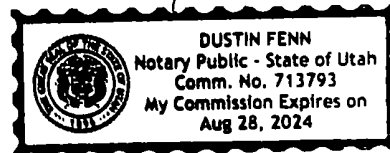
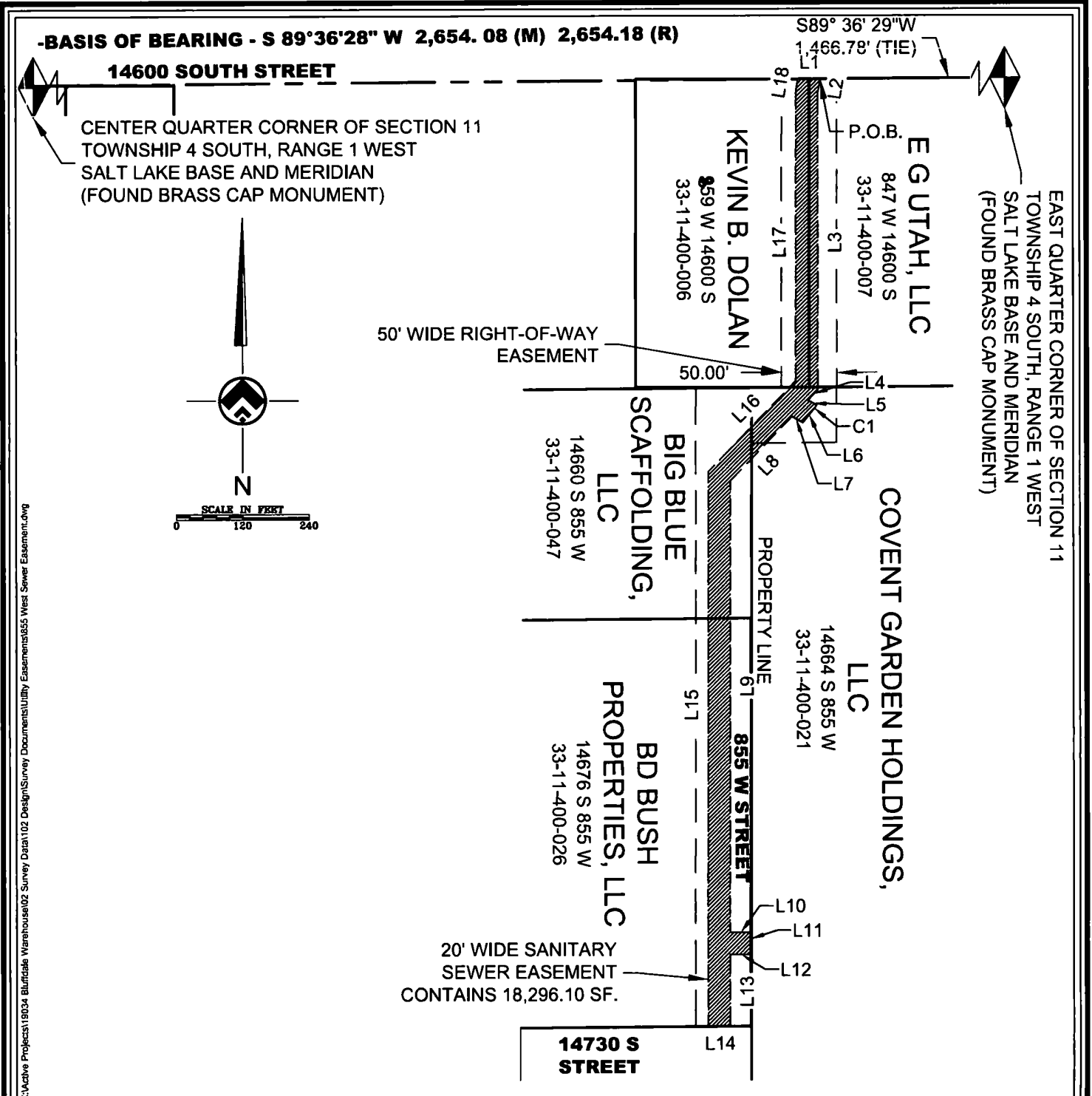


Exhibit 'A'

BEGINNING AT A POINT WHICH IS SOUTH 89°36'28" WEST A DISTANCE OF 1,466.78 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER OF SAID SECTION 11; AND RUNNING THENCE SOUTH 08°56'17" WEST A DISTANCE OF 12.84 FEET; THENCE SOUTH 00°05'08" WEST A DISTANCE OF 267.58 FEET; THENCE SOUTH 44°00'54" WEST A DISTANCE OF 12.88 FEET; THENCE SOUTH 60°07'45" EAST A DISTANCE OF 9.07 FEET TO THE POINT OF A 100.00 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 6.81 FEET THROUGH A CENTRAL ANGLE OF 03°54'00.21" (CHORD BEARS SOUTH 37°00'47" WEST 6.81 FEET); THENCE SOUTH 38°57'47" WEST A DISTANCE OF 13.42 FEET; THENCE NORTH 60°07'45" WEST A DISTANCE OF 11.15 FEET; THENCE SOUTH 44°00'54" WEST A DISTANCE OF 80.38 FEET; THENCE SOUTH 00°05'10" WEST A DISTANCE OF 407.27 FEET; THENCE SOUTH 89°54'36" EAST A DISTANCE OF 18.76 FEET; THENCE SOUTH 00°05'10" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 89°54'36" WEST A DISTANCE OF 18.76 FEET; THENCE SOUTH 00°05'10" WEST A DISTANCE OF 64.28 FEET; THENCE SOUTH 89°36'28" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 00°05'10" EAST A DISTANCE OF 499.78 FEET; THENCE NORTH 44°00'54" EAST A DISTANCE OF 113.88 FEET; THENCE NORTH 00°05'08" EAST A DISTANCE OF 261.07 FEET; THENCE NORTH 08°56'17" EAST A DISTANCE OF 11.10 FEET; THENCE NORTH 89°36'28" EAST A DISTANCE OF 20.27 FEET TO THE POINT OF BEGINNING.
SAID EASEMENT CONTAINS 18,296.10 SQUARE FEET OR 0.4200 ACRES MORE OF LESS.



K:\Active Projects\19034 Bluffdale Warehouse\02 Survey Data\102 Design\Survey Documents\Utility Easements\855 West Sewer Easement.dwg


CLIENT / OWNER INFORMATION:

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

SHEET INFORMATION:

SEWER EASEMENT 01
855 WEST STREET
855 W 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. 01		01 OF 02
DATE 2021-04-26	01	EASEMENT	04/26/21
SCALE 1"=120'	NO	REVISION	DATE

PARCEL LINE TABLE

NUMBER	LENGTH (FT)	DIRECTION
L1	20.27	N89° 36' 28"E
L2	12.84	S08° 56' 17"W
L3	267.58	S00° 05' 08"W
L4	12.88	S44° 00' 54"W
L5	9.07	S60° 07' 45"E
L6	13.42	S38° 57' 47"W
L7	11.15	N60° 07' 45"W
L8	80.38	S44° 00' 54"W
L9	407.27	S00° 05' 10"W
L10	18.76	S89° 54' 36"E
L11	20.00	S00° 05' 10"W
L12	18.76	N89° 54' 36"W
L13	64.28	S00° 05' 10"W
L14	20.00	S89° 36' 28"W
L15	499.78	N00° 05' 10"E
L16	113.88	N44° 00' 54"E
L17	261.07	N00° 05' 08"E
L18	11.10	N08° 56' 17"E

PARCEL CURVE TABLE

CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA (°)	DIRECTION	CHORD (FT)
C1	6.81	100.00	3°54'00.21"	S37°00'47"W	6.81

X:\Active Projects\19034 Bluffdale Warehouse\02 Survey Data\102 Design\Survey Documents\Utility Easements\855 West Sewer Easement.dwg

CLIENT / OWNER INFORMATION:

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

SHEET INFORMATION:

SEWER EASEMENT 01
855 WEST STREET
 855 W 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 2021-04-26				
SCALE 1"=120'		01	EASEMENT	04/26/21
		NO.	REVISION	DATE