

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

13978386 B: 11353 P: 253 Total Pages: 5
06/30/2022 02:43 PM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-22-300-007-0000
26-22-300-006-0000

GRANTOR: SOJO 118, LLC
SOUTH VALLEY WATER RECLAMATION FACILITY
(South Valley Water Reclamation 11800 S Property)
Page 1 of 5

EASEMENT

A sixteen (16) foot wide sanitary sewer easement located in the Southwest Quarter of Section 22, Township 3 South, Range 2 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 sixteen (16) feet wide, more particularly described as follows:

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

Contains: 9,289 square feet or 0.213 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 27 day of June, 2022.

GRANTOR(S)

SOJO 118, LLC

By: [Signature]

Its: Manager
Title

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

On the 27 day of June, 2022, personally appeared before me Doug Young Manager who being by me duly sworn did say that (s)he is the Manager of SOJO 118, 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: 4/12/2023

Residing in: Salt Lake County



SOUTH VALLEY WATER RECLAMATION FACILITY

By: *Lee Rawlings*
General Manager

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

On the 23 day of June, 2022, personally appeared before me Lee Rawlings, who being by me duly sworn, did say that he is the General Manager of **SOUTH VALLEY WATER RECLAMATION FACILITY**, a governmental entity, and that said instrument was signed in behalf of **SOUTH VALLEY WATER RECLAMATION FACILITY** by authority of its Board of Trustees and acknowledged to me that **SOUTH VALLEY WATER RECLAMATION FACILITY** executed the same.

Belinda Patterson
NOTARY PUBLIC

My Commission Expires: 4/4/2026

Residing in: West Jordan, UT

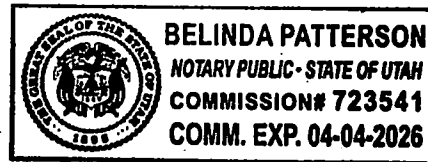


Exhibit 'A'

Sanitary Sewer Easement

A parcel of land situate in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being South 89°45'45" East 1,321.84 feet along the section line and North 00°14'15" East 33.00 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°45'45" West 16.00 feet along said Northerly Right-of-Way Line;
thence North 00°05'50" East 580.56 feet;
thence South 89°54'10" East 16.00 feet;
thence South 00°05'50" West 580.61 feet to the point of beginning.

Contains 9,289 Square Feet or 0.213 Acres

VP DAYBREAK DEVCO LLC
PARCEL 26-22-376-001
LESS & EXCEPTING PARCEL MM
DAYBREAK WEST VILLAGES ROADWAY
DEDICATION PLAT

16' WIDE SANITARY
SEWER EASEMENT

SOUTH VALLEY WATER
RECLAMATION FACILITY
PARCEL 26-22-300-005
BK 9074, PG 6109

SOUTH VALLEY WATER
RECLAMATION FACILITY
PARCEL 26-22-300-004
BK 9074, PG 6109

11800 SOUTH STREET

PROJECT # 9832 DATE 4/28/22

1 OF 1

FILE: SDCase-sswr-design

**SOUTH VALLEY WATER
RECLAMATION PROPERTY**
7102 WEST 11800 SOUTH
SOUTH JORDAN, UTAH
SANITARY SEWER EASEMENT EXHIBIT

FOR:
EAST STAR FARM LAND, LLC
527 EAST PIONEER ROAD, STE 200
DRAPER, UTAH 84020
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