

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

13224932
03/24/2020 03:49 PM \$40.00
Book - 10914 Pg - 8308-8311
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY WATER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: DSA, DEPUTY - WI 4 P.

PARCEL I.D.# 28-30-426-007-0000
GRANTOR: BIG RED HOLDINGS, LLC
(Steven's Cove)
Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southeast Quarter of Section 30, Township 3 South, Range 1 East, 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, 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: 5,202 square feet or 0.12 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 24 day of March, 2020.

GRANTOR(S)

BIG RED HOLDINGS LLC,

By

Its:

[Signature]
Owner: Corey Jones
Title

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

On the 24th day of March, 2020, personally appeared before me Corey Jones who being by me duly sworn did say that (s)he is the owner of BIG RED 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: 2/14/2021

Residing in: 12816 S 235 E
Wapiti, UT 84020

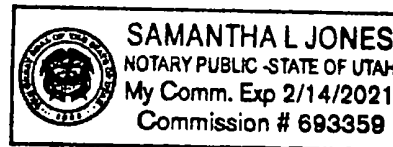


Exhibit 'A'

**20.00' WIDE NON-EXCLUSIVE SEWER EASEMENT
IN FAVOR OF SOUTH VALLEY SEWER**

A 20.00 FOOT WIDE NON-EXCLUSIVE SEWER EASEMENT, 10.00 FEET ON EACH SIDE OF CENTERLINE, UPON A PORTION OF COUNTY PARCEL NUMBER 28-30-426-044, DESCRIBED IN ENTRY NUMBER 12925443, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH, SAID CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 146.65 FEET NORTH 89°47'29" WEST TO THE NORTHEAST CORNER OF SAID PARCEL, 181.60 FEET NORTH 89°47'29" WEST ALONG THE NORTH LINE OF SAID PARCEL AND 36.91 FEET SOUTH FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE SOUTH 00°25'15" WEST 260.09 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF TERMINATION.

SEWER EASEMENT

**LOCATED IN THE:
SE1/4 SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH**

EXHIBIT

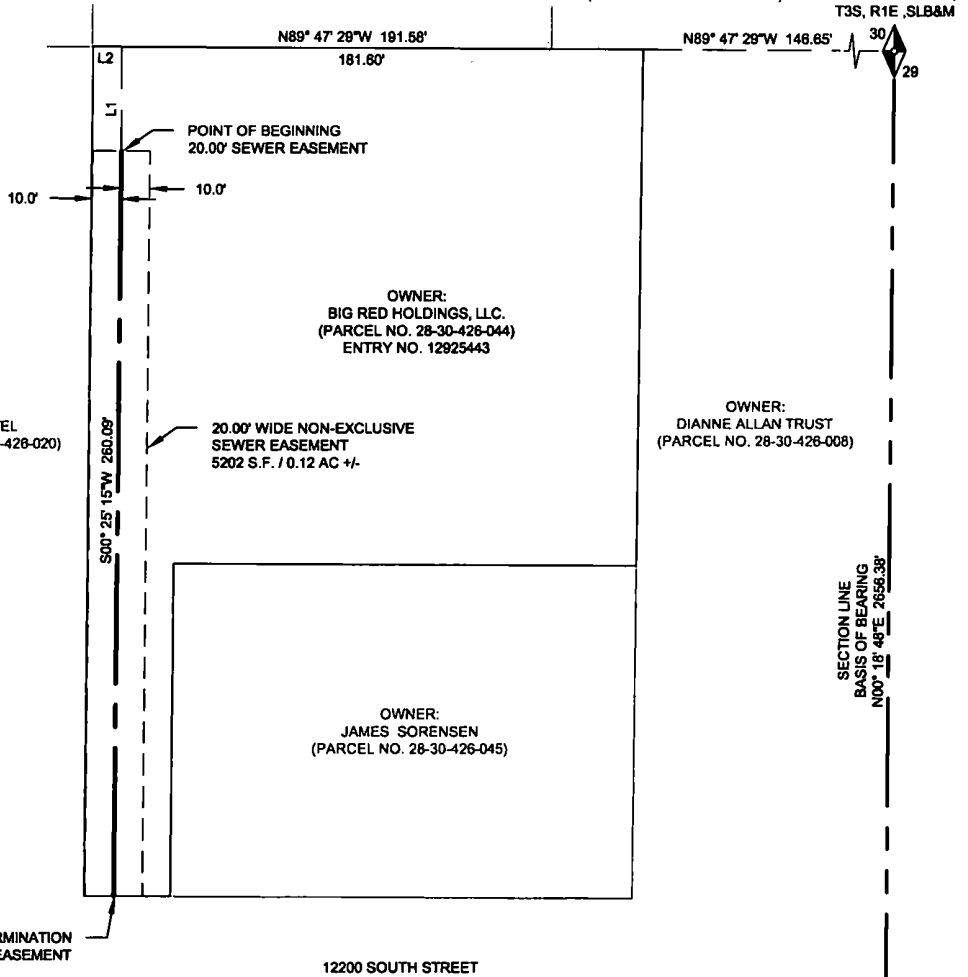
Preliminary

0 1" = 60'
1/2"

OWNER:
DPC&JC FAMILY TRUST
(PARCEL NO. 28-30-283-001)

OWNER:
LEROY CARTER
(PARCEL NO. 28-30-283-002)

FOUND MONUMENT
E1/4 COR SEC 30,
T3S, R1E, SLB&M



LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- TIE LINE

Parcel Line Table

Line #	Length	Direction
L1	36.91	S00°00'00"E
L2	9.98	N89°47'29"W

N:\PROJECTS\2019 SIM PROJECTS\DRAPER HOMES (60B)\DWG\EXHIBIT\SEWER EASE - 000020.DWG

3341 South 4000 West
West Valley, Utah 84120
(801)855-6606
60 East 100 South
Heber City, Utah 84032
(435)854-8600

PROJECT NAME
20.00' WIDE NON-EXCLUSIVE SEWER EASEMENT

PROJECT LOCATION
DRAPER CITY, SALT LAKE COUNTY, UTAH

SCALES
0 1/2"
HORIZ: 1" = 60'
BAR SCALE MEASURED 1" ON A FULL SIZE SHEET, QUART FOR A HALF SIZE SHEET.

DRAWN: JD	PROJECT #
DESIGNER: JD	19SM3855
REVIEWED: TG	SHEET:
DATE: 03/04/2020	1 of 1