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

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06/04/2019 12:19 PM \$0.00
Book - 10788 Pg - 1544-1549
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: MBA, DEPUTY - WI 6 P.

PARCEL I.D.# 33-08-377-006, 33-08-377-005
GRANTOR: Monarch Village, LLC, Monarch Village – Sales, LLC
(Havendell FKA Monarch Village)
Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southern Half of Section 8, 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: 85,174 square feet or 1.955 acres²

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 21st day of May, 2019.

GRANTOR(S)

Monarch Village, LLC

By: _____

Its: MANAGER
Title

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

On the 21st day of May, 2019, personally appeared before me Nathan Shipp Manager who being by me duly sworn did say that (s)he is the Manager of **MONARCH VILLAGE, 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.

Katelyn Mickelsen
Notary Public

My Commission Expires: 4.12.22

Residing in: Salt Lake City, UT



Monarch Village – Sales, LLC

By: _____

Its: _____

[Handwritten Signature]
Title

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

On the 21st day of May, 2019, personally appeared before me Nathan Shopp Manager who being by me duly sworn did say that (s)he is the _____ of **MONARCH VILLAGE – SALES, 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.

[Handwritten Signature: Katelyn Mickelsen]

Notary Public

My Commission Expires: 4.12.22

Residing in: Salt Lake City, UT



Exhibit 'A'

April 18, 2019

B.Yates

LEGAL DESCRIPTION**SOUTH VALLEY SEWER DISTRICT**

The following descriptions outline 4 (four) 20.00' wide sanitary sewer easements being a portion of the proposed subdivision plats to be recorded as Havendell Phase 1, Havendell Phase 2A, Regalia Phase 4, and Regalia Phase 5 on file at the Salt Lake County, Utah Recorder's Office, hereafter referred to as Easement "A", Easement "B", Easement "C", and Easement "D". Said easements are situated in the South Half (S 1/2) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and described as follows:

EASEMENT "A"

Commencing at a found brass cap section monument at the South Quarter (S 1/4) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the south line of the Southeast Quarter (SE 1/4) of said Section 8, North 89°26'06" East 403.04 feet, thence departing said south line North 00°00'00" East 299.54 feet to a point on the westerly right-of-way line of Academy Parkway as dedicated per Book 2017P, Page 317, on file at the Salt Lake County, Utah Recorder's Office, said point also being the Point of Beginning. Thence the next twenty (20) calls defining the easement line of the proposed 20.00 feet wide Sanitary Sewer Easement "A"; (1) South 76°43'31" West 28.10 feet (2) South 85°49'57" West 57.80 feet (3) South 89°27'01" West 136.62 feet (4) South 89°26'50" West 316.07 feet (5) South 89°27'04" West 362.57 feet (6) South 89°26'58" West 349.34 feet (7) South 89°26'58" West 375.16 feet (8) South 00°33'01" East 176.98 feet (9) South 89°26'59" West 20.00 feet (10) North 00°33'01" West 235.31 feet (11) North 89°26'59" East 20.00 feet (12) South 00°33'01" East 38.33 feet (13) North 89°26'58" East 375.16 feet (14) North 89°26'58" East 349.34 feet (15) North 89°27'04" East 362.57 feet (16) North 89°26'50" East 316.07 feet (17) North 89°27'01" East 135.99 feet (18) North 85°49'57" East 55.58 feet (19) North 76°43'31" East 29.59 feet to said westerly right-of-way line of Academy Parkway and the beginning of a non-tangent curve (20) thence southeasterly along said curve 20.24 feet to the right, having a radius of 1055.00 feet with a central angle of 01°05'56", chord bears South 04°31'17" East to the Point of Beginning.

The above described contains 37,207 square feet or 0.85 acres.

EASEMENT "B"

Commencing at a found brass cap section monument at the South Quarter (S 1/4) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the south line of the Southeast Quarter (SE 1/4) of said Section 8, North 89°26'06" East 387.86 feet, thence departing said south line North 00°33'41" East 33.00 feet along the westerly right-of-way line of Academy Parkway as dedicated per Book 2017P, Page 317, on file at the Salt Lake County, Utah Recorder's Office; said point also being the Point of Beginning. Thence the next six (6) calls defining the easement line of the proposed 20.00 feet wide Sanitary Sewer Easement "B"; (1) North 00°33'54" West 54.18 feet (2) South 89°27'12" West 27.98 feet (3) North 00°32'47" West 20.00 feet (4) North 89°26'06" East 47.97 feet (5) South 00°33'54" East 54.19 feet to the beginning of a curve (6) Southwesterly 31.41 feet along said curve to the right, having a radius of 20.00 feet with a central angle of 89°59'48", chord bears South 44°26'00" West 28.28 feet to the Point of Beginning.

The above described contains 1,958 square feet or 0.04 acres.

EASEMENT "C"

Commencing at a found brass cap section monument at the South Quarter (S 1/4) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the south line of the Southwest Quarter (SW 1/4) of said Section 8 South 89°26'55" West 251.14 feet, thence departing said south line North 00°00'00" East 87.31 feet to the Point of Beginning. Thence the next six (6) calls defining the easement line of the proposed 20.00 foot wide Sanitary Sewer Easement "C"; (1) North 00°32'59" West 20.00 feet (2) North 89°27'01" East 444.52 feet (3) South 00°32'59" East 74.44 feet (4) South 89°25'56" West 20.00 feet (5) North 00°32'59" West 54.45 feet (6) South 89°27'01" West 424.52 feet to the Point of Beginning.

The above described contains 9,979 square feet or 0.23 acres.

EASEMENT "D"

Commencing at a found brass cap section monument at the South Quarter (S 1/4) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the south line of the Southwest Quarter (SW 1/4) of said Section 8, South 89°26'55" West 484.78 feet, thence departing said south line North 00°00'00" East 33.00 feet to the Point of Beginning. Thence the next eight (8) calls defining the easement line of the proposed 20.00 foot wide Sanitary Sewer Easement "D"; (1) South 89°25'56" West 20.00 feet (2) North 00°32'58" West 49.80 feet (3) South 89°26'58" West 351.99 feet (4) South 89°26'58" West 340.49 feet (5) North 00°33'02" West 20.00 feet (6) North 89°26'58" East 340.49 feet (7) North 89°26'58" East 371.99 feet (8) South 00°32'58" East 69.80 feet to the Point of Beginning.

The above described contains 15,245 square feet or 0.35 acres.

EASEMENT "15000 South Sewer Easement"

Commencing at a found brass cap section monument at the South Quarter (S 1/4) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being the Point of Beginning; thence along the south line of the Southeast Quarter (SE 1/4) of said Section 8, (1) South 89°26'58" West 484.47 feet, thence departing said south line (2) South 00°32'03" East 77.10 feet; (3) South 89°27'57" West 20 feet, (4) North 00°32'15" West 109.75 feet, (5) North 89°26'45" East 20.00 feet, (6) South 00°33'15" East 13.00 feet, (7) North 89°25'56" East 658.68 feet, (8) North 00°32'59" West 12.90 feet, (9) North 89°25'26" East 20.00 feet, (10) South 00°32'59" East 12.90 feet, (11) North 89°25'26" East 193.64 feet, (12) South 00°33'41" East 19.94 feet, (13) North 89°26'06" East 19.49 feet, (14) South 00°21'12" East 45.74 feet, (15) South 89°27'48" West 20.00 feet, (16) North 00°32'12" East 45.73 feet to the south line of the Southeast Quarter (SE 1/4) of said Section 8, thence along the south line of the Southeast Quarter (SE 1/4) of said Section 8 (12) South 89°25'56" West 387.35 feet to the Point of Beginning.

The above described contains 20,785 square feet or 0.48 acres.

BASIS OF BEARING

North 00°27'59" East, being the bearing of the West line of the Southwest Quarter (SW 1/4) of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

End of description.

Bryan Yates, PLS

Professional Land Surveyor

Utah License No. 8589857

Michael Baker INTERNATIONAL
 MICHAEL BAKER INTERNATIONAL
 7690 SOUTH UNION PARK AVE
 SUITE 500, MIDVALE UT, 84047
 (801)255-4400



SEAL

DAI UTAH
 EXCHANGE PLACE, BUILDING B
 14034 SOUTH 145 EAST,
 SUITE 202
 DRAPER, UTAH 84020

SOUTH VALLEY SEWER DISTRICT EASEMENT EXHIBIT

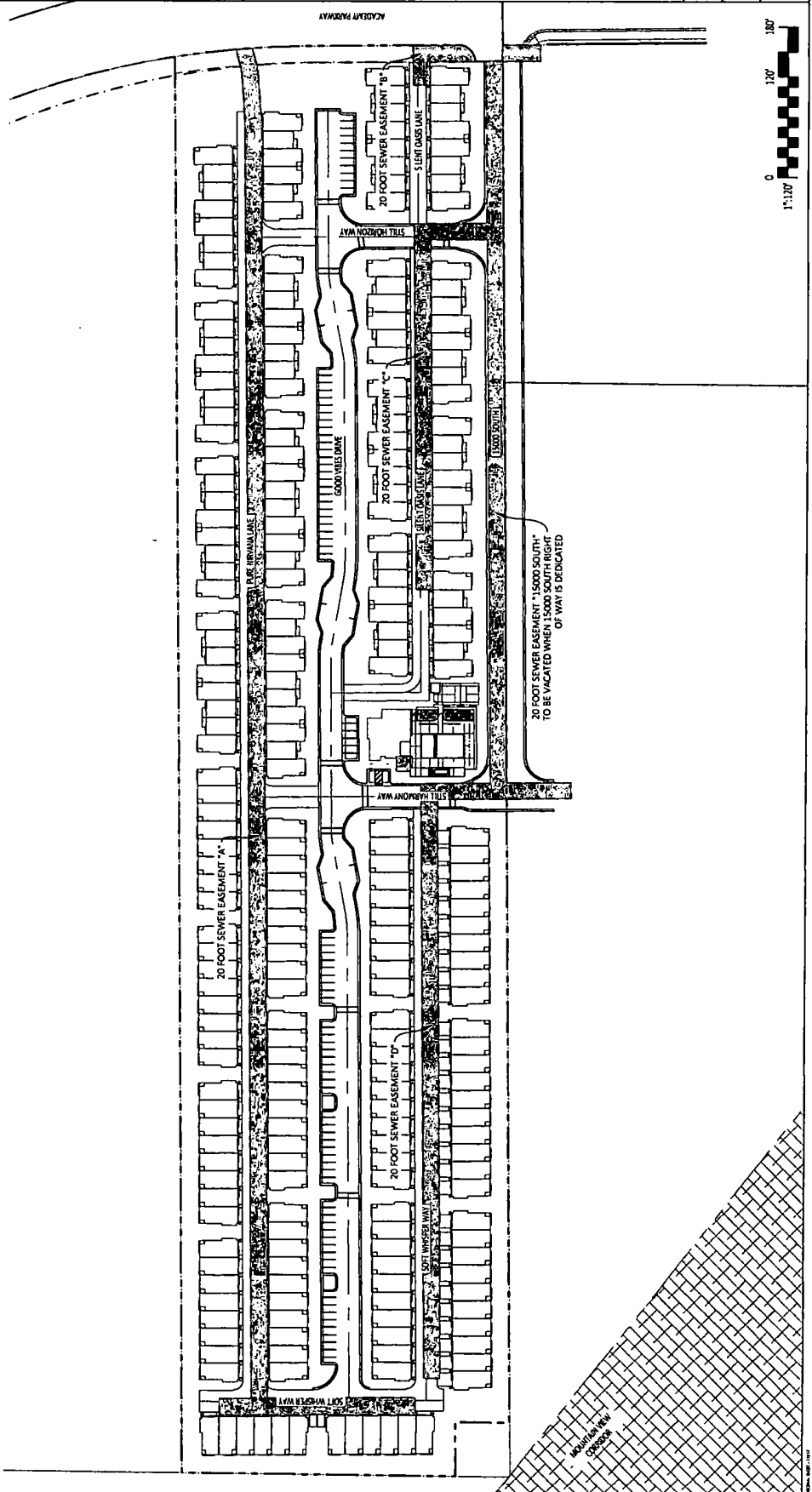
HAVENDELL PHASE 1 AND 2,
 REGALIA PHASE 4 AND 5

Project Number:
 167005

Date:
 05/07/2019

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