

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

12356691
09/01/2016 12:11 PM \$0.00
Book - 10471 Pg - 7616-7619
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: SSA, DEPUTY - WI 4 P.

PARCEL I.D.# 33-08-451-001
GRANTOR: Wasatch South Hills Development
(Academy Parkway)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter 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, 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, 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: 0.233 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.

19th IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of August, 2016.

GRANTOR(S)

Wasatch South Hills Development Co. LLC

By: _____

Its: VP of Development
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 19th day of August, 2016, personally appeared before me John Alan Lindsley who being by me duly sworn did say that (s)he is the Vice President of Development Wasatch South Hills Development Co. 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.

T. Denette Burge
Notary Public

My Commission Expires: 2-13-19
Residing in: Salt Lake County

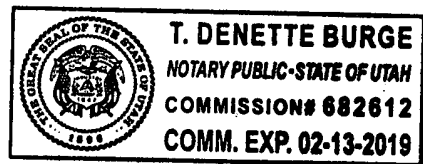


Exhibit 'A'

**SEWER EASEMENT DESCRIPTION FOR
ACADEMY PARKWAY – SOUTH PORTION**

A UNIFORM STRIP OF LAND FOR PURPOSES OF A SEWER EASEMENT 20.00 FEET WIDE, FOR THE PURPOSES OF A CONSTRUCTING AND MAINTAINING A SANITARY SEWER LINE FOR SOUTH VALLEY SEWER DISTRICT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°26'07" EAST, ALONG THE SECTION LINE, A DISTANCE OF 372.79 FEET; THENCE NORTH 0°34'07" WEST, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE NORTH 89°26'07" EAST, A DISTANCE OF 89.88 FEET TO A POINT HEREIN REFERRED TO AS POINT "A";

THENCE NORTH 89°26'07" EAST, A DISTANCE OF 59.11 FEET;

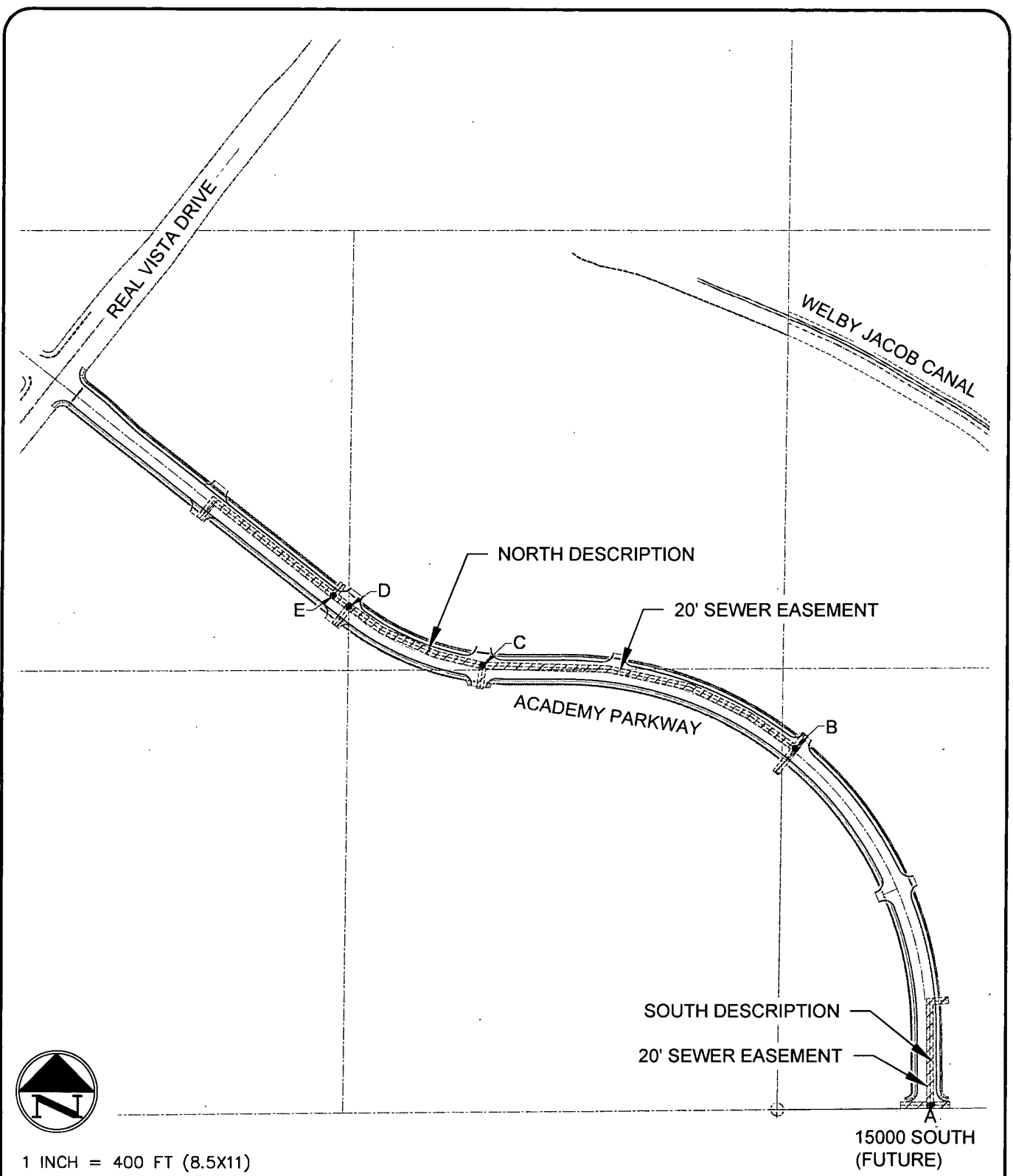
THENCE, FROM POINT "A", NORTH 0°33'52" WEST, A DISTANCE OF 312.63 FEET;

THENCE NORTH 84°29'33" EAST, A DISTANCE OF 56.37 FEET TO THE TERMINUS OF THIS DESCRIPTION.

GRANTOR:

WASATCH SOUTH HILLS DEVELOPMENT
JOHN LINDSLEY
PARCEL NUMBER: 33-08-451-001-0000

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1 INCH = 400 FT (8.5X11)

SCALE:	1" = 400'
DRAWN BY:	SPM
DATE:	8/16/2105
PROJECT No.	2098

ACADEMY PARKWAY
SANITARY SEWER
EASEMENT EXHIBIT
 HERRIMAN CITY, UTAH

infinity
CONSULTANTS

3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

SHEET
C1