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13657538 B: 11288 P: 1756 Total Pages: 6  
12/28/2021 02:26 PM By: zhook Fees: \$0.00  
EASEMENT - EASEMENT OR GRANT OF EASEMENT  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



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

PARCEL I.D.# 26-23-376-005-0000  
GRANTOR: CLAYTON PROPERTIES GROUP II, INC.  
(Daybreak Village 7 Plat 4)  
Page 1 of 6

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the South Half of Section 23, 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, 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: 83,672 square feet or 1.92 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 17<sup>th</sup> day of December, 2021.

GRANTOR(S)

CLAYTON PROPERTIES GROUP II, INC.

By: \_\_\_\_\_

Its: ASSISTANT SECRETARY  
Title

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 17<sup>th</sup> day of December, 2021, personally appeared before me Ryan Smith who being by me duly sworn did say that (s)he is the Assistant Secretary of **CLAYTON PROPERTIES GROUP II, INC.** a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

Rachel Marietta Morris  
Notary Public

My Commission Expires: 04-02-2022

Residing in: Salt Lake



**Exhibit 'A'**

**DAYBREAK VILLAGE 7 PLAT 4  
SEWER EASEMENTS**

**(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 89°56'14" West 1369.002 feet along the Section Line and North 274.457 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence East 241.180 feet; thence South 87°53'31" East 296.105 feet; thence North 02°06'29" East 135.000 feet to the point of terminus.

Contains: (approx. 672 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 89°56'14" West 829.686 feet along the Section Line and North 377.971 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 02°06'29" East 73.000 feet to the point of terminus.

Contains: (approx. 73 L.F.)

**(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the South Half of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 89°56'14" West 835.110 feet along the Section Line and North 398.190 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 87°53'31" East 128.231 feet; thence South 87°53'31" East 111.771 feet; thence South 02°08'23" West 135.000 feet; thence South 87°53'31" East 412.095 feet to a point on a 100.000 foot radius tangent curve to the right, (radius bears South 02°06'29" West, Chord: South 80°52'26" East 24.437 feet); thence along the arc of said curve 24.498 feet through a central angle of 14°02'10"; thence South 73°51'20" East 24.992 feet to a point on a 75.000 foot radius tangent curve to the left, (radius bears North 16°08'40" East, Chord: North 64°43'12" East 99.244 feet); thence along the arc of said curve 108.448 feet through a central

angle of 82°50'55"; thence North 23°17'45" East 73.719 feet; thence South 71°09'41" East 140.149 feet; thence North 76°38'14" East 78.945 feet to the point of terminus.

Contains: (approx. 1238 L.F.)

**(Line 4)**

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 89°56'14" West 706.965 feet along the Section Line and North 393.333 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 02°22'46" East 196.968 feet; thence North 01°17'28" West 176.276 feet; thence North 23°27'33" West 88.400 feet; thence South 53°20'42" West 82.616 feet to the point of terminus.

Contains: (approx. 544 L.F.)

**(Line 5)**

A twenty (20) foot wide sanitary sewer easement, located in the South Half of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 89°56'14" West 537.814 feet along the Section Line and North 510.004 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 87°53'31" East 600.365 feet to the point of terminus.

Contains: (approx. 600 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer easement, located in the Southeast Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies North 89°56'12" East 29.888 feet along the Section Line and North 312.920 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 27°01'34" East 105.215 feet to a point on a 48.000 foot radius tangent curve to the left, (radius bears North 62°58'26" West, Chord: North 02°02'08" East 40.557 feet); thence along the arc of said curve 41.872 feet through a central angle of 49°58'52"; thence North 22°57'18" West 116.211 feet to the point of terminus.

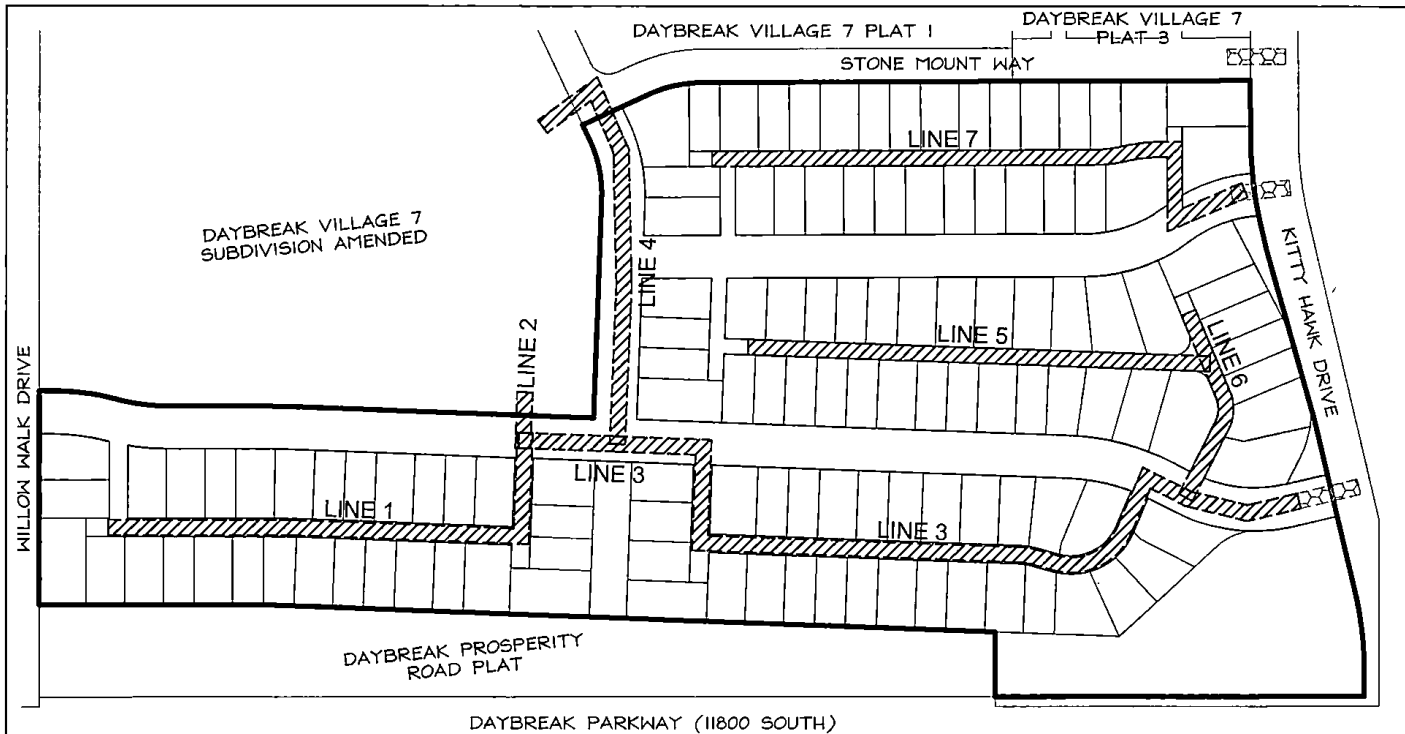
Contains: (approx. 263 L.F.)

**(Line 7)**

A twenty (20) foot wide sanitary sewer easement, located in the South Half of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:



Beginning at a point that lies South  $89^{\circ}56'14''$  West 584.604 feet along the Section Line and North 756.091 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $89^{\circ}46'01''$  East 492.504 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears North  $00^{\circ}13'59''$  West, Chord: North  $83^{\circ}20'51''$  East 44.721 feet); thence along the arc of said curve 44.815 feet through a central angle of  $12^{\circ}50'19''$  to a point of reverse curvature with a 200.000 foot radius tangent curve to the right, (radius bears South  $13^{\circ}04'18''$  East, Chord: North  $83^{\circ}20'51''$  East 44.721 feet); thence along the arc of said curve 44.815 feet through a central angle of  $12^{\circ}50'19''$ ; thence North  $89^{\circ}46'01''$  East 18.905 feet; thence South  $00^{\circ}13'59''$  East 92.103 feet; thence North  $67^{\circ}10'17''$  East 99.544 feet to the point of terminus.

Contains: (approx. 793 L.F.)



SCALE 1"=120'

**LEGEND**

-  PROPOSED 20' WIDE SEWER EASEMENT
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10506 PAGE 2688

<b>EXHIBIT A</b>	
SEWER EASEMENTS DAYBREAK VILLAGE 7 PLAT 4	
<b>PERIGEE</b> CONSULTING CIVIL - PROFESSIONAL - SURVEY	DATE SUBMITTED: 8-22-2021
DATE: _____ TIME: _____	PREPARED FOR: OAKFORD HOMES
NETWORK: _____	JOB NUMBER 0804
PATH: _____	SHEET NUMBER
DPC NAME: _____	DATE: _____
ISSUOR: _____	TIME: _____