

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

13883647 B: 11302 P: 947 Total Pages: 4  
02/03/2022 10:45 AM By: ndarmiento 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



PARCEL I.D.# 33-08-151-005-0000  
GRANTOR: SALT LAKE COMMUNITY COLLEGE  
(SLCC Juniper Building – Herriman Campus)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest 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: 28,724 square feet or 0.66 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 20<sup>th</sup> day of January, 2022.

GRANTOR(S)

SALT LAKE COMMUNITY COLLEGE

ATTEST:

\_\_\_\_\_  
Secretary



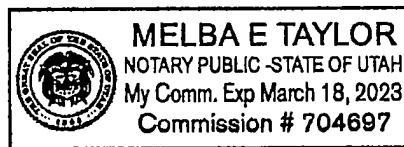
STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

By Jeffrey J West  
Title VP Finance & Administration / CFO

On the date first above written personally appeared before me, JEFFREY J. WEST and \_\_\_\_\_, who, being by me duly sworn, did say that they are the VP Finance & Administration, CFO and the Secretary, ~~respectively~~, of said College, and that the within and foregoing instrument was signed in behalf of said College by authority of a resolution of its Board of ~~Regents~~ Trustees, and said Jeffrey J. West and \_\_\_\_\_ acknowledged to me that said College executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Melba E. Taylor  
Notary Public



## Exhibit 'A'

A twenty (20) foot wide perpetual sanitary sewer easement, being ten (10) feet of on each side of the described centerline and is situate in Northwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Salt Lake County, Utah. The centerline of said perpetual sanitary sewer line easement shall extend through and across the below described premises as follows:

Beginning at a point in the grantor's southeasterly boundary line, said point is 1436.62 feet N.89°50'25"E. along the quarter section line and 906.53 feet North from the West Quarter Corner of said Section 8 (Note: Basis of Bearing is N.89°50'25"E. along the quarter section line between the found monuments representing the West Quarter Corner and Center Quarter Corner of said Section 8); and running thence along said centerline the following nine (9) courses: 1) N.51°28'28"W. 95.13 feet, 2) N.77°18'56"W. 66.46 feet, 3) S.77°00'00"W. 549.05 feet, 4) N.13°49'22"W. 72.51 feet, 5) N.32°24'35"W. 142.68 feet, 6) N.53°02'22"W. 99.01 feet, 7) S.34°14'28"W. 112.01 feet, 8) S.77°00'00"W. 160.01 feet and 9) N.13°00'00"W. 129.35 feet to the point of terminus.

The above described easement contains 28,724 square feet or 0.66 acre in area, more or less.

Note: The sidelines of said easement shall be prolonged or shortened so as to coincide at the grantor's southeasterly boundary line.

# EXHIBIT "B"

CENTER 1/4 CORNER OF  
SEC 8, T4S, R1W, SLB&M  
FOUND 2.5" FLAT BRASS CAP  
(4S1W0805)



0 65 130  
SCALE 1"=130'

## LEGEND

- NEW EASEMENT LINE
- EASEMENT CENTER LINE
- SECTION LINE
- PROPERTY LINE

POINT OF  
TERMINUS

POINT OF  
BEGINNING

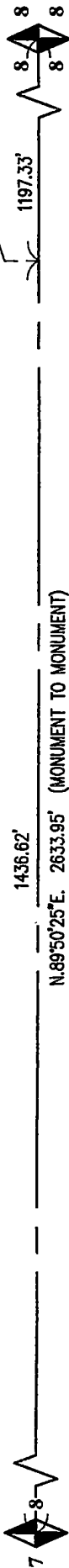
NORTH 906.53'

REAL VISTA DRIVE

SANITARY SEWER EASEMENT

PROPOSED  
BUILDING

WEST 1/4 CORNER OF  
SEC 8, T4S, R1W, SLB&M  
FOUND 2" DOME BRASS CAP  
(4S1W0706)



N.89°50'25"E. 2633.95' (MONUMENT TO MONUMENT)

## BASIS OF BEARING

DRAWN		SLGH	NO.	REVISIONS	BY	DATE
SURVEYED		MS				
CHECKED		TRW				
DATE		04-AUG-2021				
<p><b>MERIDIAN ENGINEERING, INC.</b> 100 SOUTH JORDAN, UT 84005 PHONE (801) 568-3315 FAX (801) 568-1310</p>						
<p>SALT LAKE COMMUNITY COLLEGE 4600 SOUTH REDWOOD ROAD TAYLORSVILLE, UT 84123</p>						
<p>EXHIBIT "B" SANITARY SEWER EASEMENT SITUATE IN NORTHWEST 1/4 OF SECTION 8, T4S, R1W, SLB&amp;M</p>						
<p>COMP. FILE 19087_EXHIBIT</p>						
<p>PROJECT NO. 19087</p>						
<p>SHEET NO. 1 OF 1</p>						