

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

13923329 B: 11323 P: 6288 Total Pages: 5
03/31/2022 12:21 PM By: salvarado 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.# 27-27-201-021-0000
27-27-201-027-0000
27-27-201-037-0000
27-27-201-038-0000
GRANTOR: MEADOWS AT 118, L.L.C.
TOLL SOUTHWEST LLC
(Sycamore Glen)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 27, Township 3 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, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 41,983 square feet or 0.964 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 25th day of March, 2022.

GRANTOR(S)

MEADOWS AT 118, L.L.C.

By: [Signature]

Its: Manager

Title

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

On the 25 day of March, 2022 personally appeared before me DAVIS MORTON who being by me duly sworn did say that (s)he is the Manager of MEADOWS AT 118, L.L.C. 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: 4-30-22

Residing in: Saratoga Springs VT 05045



TOLL SOUTHWEST LLC

By: [Signature]

Its: VP UTAH
Title

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

On the 28 day of March, 2022, personally appeared before me Benjamin Gillen who being by me duly sworn did say that (s)he is the VICE PRESIDENT of TOLL SOUTHWEST 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: 4-30-22

Residing in: Saratoga Springs UT



Exhibit 'A'

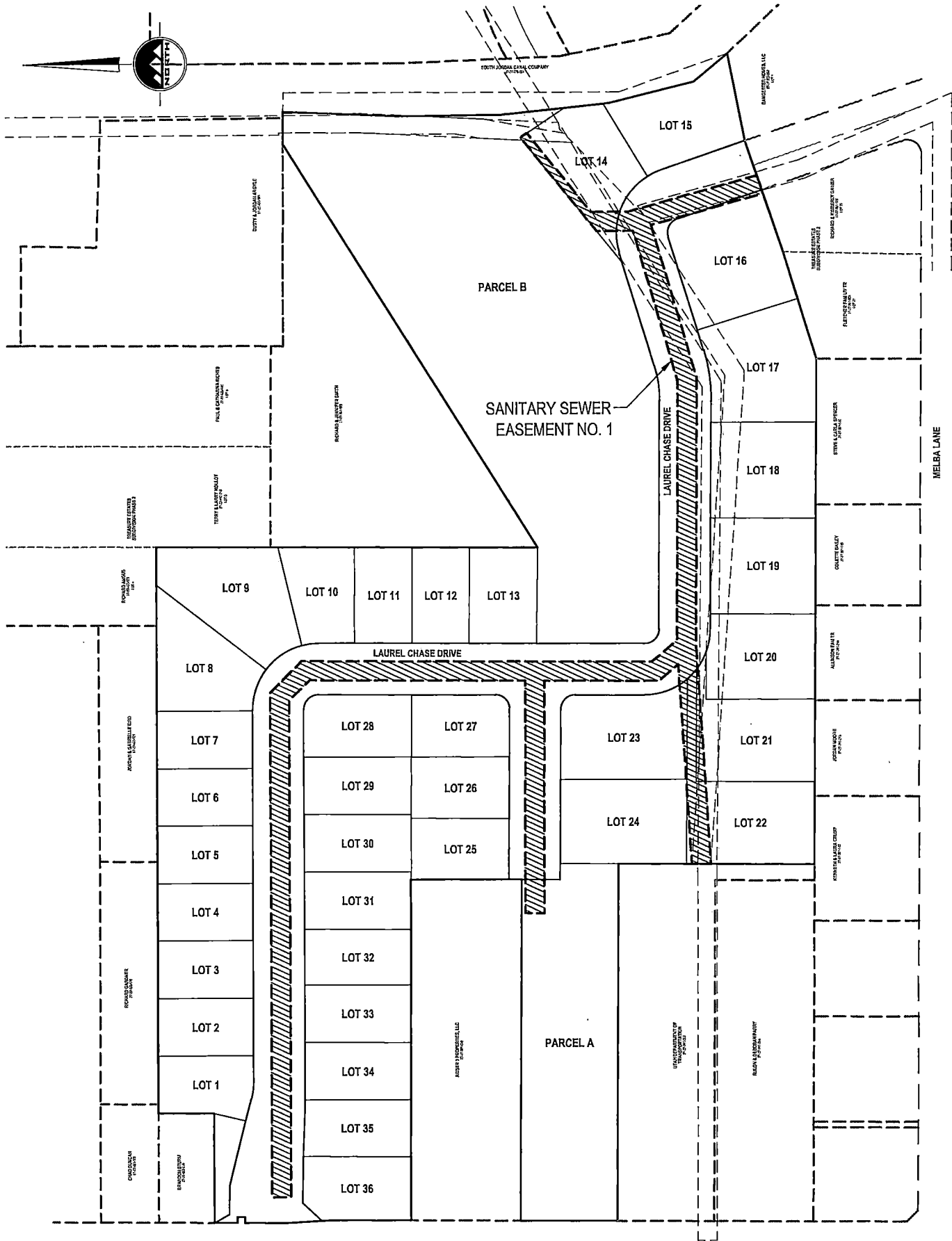
Sewer Easement No. 1

A parcel of land situate in the Northeast Quarter of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°22'14" West 430.84 feet along the Quarter section line and East 428.77 feet from the North Quarter Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 86°13'55" East 209.00 feet;
thence North 40°20'00" West 26.57 feet;
thence North 00°22'09" East 120.41 feet;
thence North 89°51'55" West 242.66 feet;
thence North 00°08'05" East 20.00 feet;
thence South 89°51'55" East 242.75 feet;
thence North 00°22'09" East 225.98 feet;
thence North 44°50'05" West 29.92 feet;
thence South 89°57'42" West 519.60 feet;
thence North 00°02'18" West 20.00 feet;
thence North 89°57'42" East 527.93 feet;
thence South 44°50'05" East 46.58 feet;
thence South 00°22'09" West 367.30 feet;
thence South 40°20'00" East 34.43 feet;
thence South 89°37'46" East 270.25 feet;
thence North 73°36'03" East 163.69 feet;
thence North 00°06'37" West 37.98 feet;
thence North 50°45'58" East 126.72 feet;
thence South 33°13'35" East 8.04 feet;
thence South 50°45'58" West 106.61 feet;
thence South 00°06'37" East 38.62 feet;
thence South 15°19'34" East 140.06 feet;
thence South 71°10'44" West 20.04 feet;
thence North 15°19'34" West 121.41 feet;
thence South 73°36'03" West 166.95 feet;
thence North 89°37'46" West 277.43 feet;
thence South 86°13'55" West 229.95 feet;
thence North 00°22'14" East 20.05 feet to the point of beginning.

Contains 41,983 Square Feet or 0.964 Acres



PROJECT # 10083A DATE 3/23/22 <h1 style="margin: 0;">1 OF 1</h1> <small>FILE: S/D/EASE-SSWR</small>	<h2 style="margin: 0;">SYCAMORE GLEN</h2> 11833 SOUTH REDWOOD ROAD RIVERTON, UTAH SANITARY SEWER EASEMENT NO. 1 EXHIBIT	FOR: ANDERSON DEVELOPMENT 9537 S 700 E SANDY, UTAH 84070 PHONE: 801.990.4995	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com
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