

12004227

3/4/2015 1:08:00 PM \$16.00

Book - 10301 Pg - 8400-8403

Gary W. Ott

Recorder, Salt Lake County, UT

MERIDIAN TITLE

BY: eCASH, DEPUTY - EF 4 P.

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 908
Draper, Utah 84020

PARCEL I.D.# 27-31-101-006
GRANTOR: LH Perry Investments LLC
(Fleming Subdivision)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 31, 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, 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: 0.20 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.

4th IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of March, 2015.

GRANTOR(S)

LH Perry Investments LLC

By: William O Perry

Its: Manager Title

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

On the 14th day of March, 2015, personally appeared before me William O Perry who being by me duly sworn did say that (s)he is the Manager of LH Perry Investments 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.

Carolyn Woolsey
Notary Public

My Commission Expires: Feb 08, 2019

Residing in: Salt Lake County

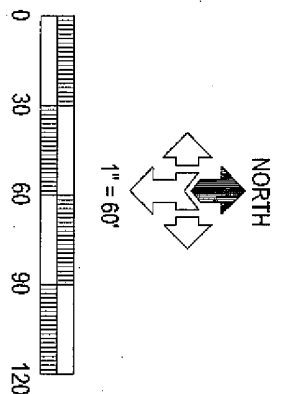


Exhibit 'A'

BEGINNING AT A POINT SOUTH 89°13'15" EAST ALONG THE SECTION LINE 1027.12 FEET AND SOUTH 288.24 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°13'15" EAST 433.33 FEET TO A POINT ON THE EASTERLY LINE OF LOT 2, FLEMING SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°16'55" WEST ALONG SAID EASTERLY 20.00 FEET TO A POINT THAT IS NORTH 0°16'55" EAST ALONG SAID EASTERLY LINE 8.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89°13'15" WEST 433.51 FEET; THENCE NORTH 00°46'45" EAST 20.00 FEET TO THE POINT OF BEGINNING.

PROPOSED EASEMENT

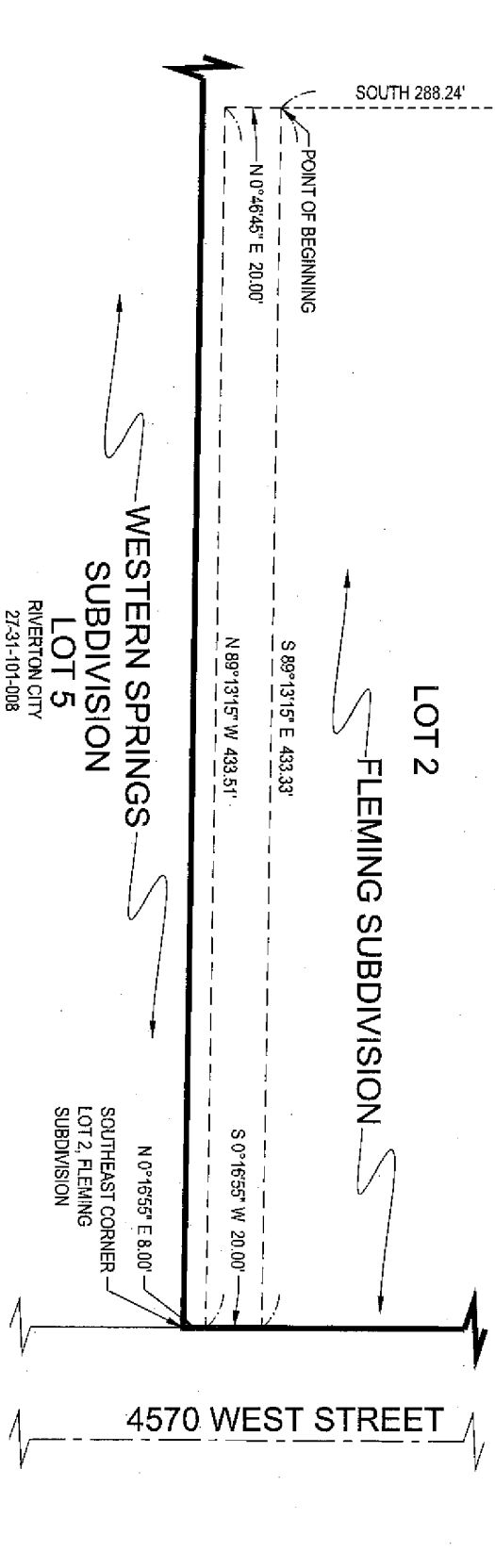
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NORTHWEST CORNER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, FOUND
NAIL IN MOUNTAIN VIEW CORNER

12600 SOUTH STREET
BASIS OF BEARING NORTH 89°13'15" WEST 2858.36' (RECORD PER WESTERN SPRINGS SUBDIVISION PHASE 1 FINAL PLAT) 2858.29' (MEASURED)

NORTH QUARTER CORNER OF
SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 2 WEST, SALT LAKE BASE
& MERIDIAN, FOUND SALT LAKE
COUNTY BRASS CAP MONUMENT



WESTERN SPRINGS
SUBDIVISION
LOT 5
RIVERTON CITY
27-31-101-008

SOUTHEAST CORNER
LOT 2, FLEMING
SUBDIVISION

SEWER EASEMENT EXHIBIT
4570 WEST 12600 SOUTH
RIVERTON CITY, UTAH
LOCATED IN THE NW 1/4 OF SEC 31, T 3 S, R 1 W, SLB&M

McNEIL ENGINEERING
Designing for the Future Since 1983

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E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com

PROJECT NO: 14141EX
CHECKED BY: DBD
DRAWN BY: KSL
DATE: 2/23/15