

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

12315102
7/6/2016 10:34:00 AM \$16.00
Book - 10449 Pg - 5327-5330
Gary W. Ott
Recorder, Salt Lake County, UT
ARTISAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

PARCEL ID.# 27-13-127-011
GRANTOR: SoJo Station North, LLC
(SoJo Station Mainline Phase I)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 13, 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: 0.23 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

Exhibit 'A'

SEWER EASEMENT LOT 1.

Beginning at a point that lies South 00°54'50" West 756.67 feet along the Section line and West 562.67 feet from the Northeast corner of the Northwest quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, thence South 18°01'25" East, a distance of 30.07 feet; thence South 79°20'09" East, a distance of 81.45 feet; thence North 89°59'59" East, a distance of 306.66 feet; thence South 49°58'52" East, a distance of 60.95 feet; thence South 00°00'26" West, a distance of 25.73 feet; thence North 89°27'04" West, a distance of 20.00 feet; thence North 00°00'27" East, a distance of 16.21 feet; thence North 49°58'52" West, a distance of 44.34 feet; thence South 89°59'59" West, a distance of 300.35 feet; thence North 79°26'03" West, a distance of 96.05 feet; thence North 18°01'25" West, a distance of 43.41 feet; thence North 76°13'25" East, a distance of 20.06 feet to the point of beginning.

Containing 10,048 square feet or 0.23 acres, more or Less.

10000

**SEWER EASEMENT
EXHIBIT OF
SOLO SUBDIVISION**

AMENDS A PORTION OF JORDAN
GATEWAY SUBDIVISION, A PART OF
THE N.W. 1/4 AND THE S.E. 1/4 OF
SECTION 3, T.3 S. 4. N. W. SLK. 80,
LOCATED WITHIN SALT LAKE
COUNTY, UTAH

PREPARED BY
SOLO STATION, LLC
6610 SOUTH MELLROCK DRIVE, STE
250 SALT LAKE CITY, UT 84121

REVISIONS

NO. 1	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMITTING

NOTICE TO CONTRACTOR

BEFORE BEGINNING CONSTRUCTION OF ANY WORK UNDER THIS PLAN, THE CONTRACTOR SHALL CONTACT THE SURVEYOR AT THE ADDRESS LISTED ABOVE TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND TO OBTAIN ANY NECESSARY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

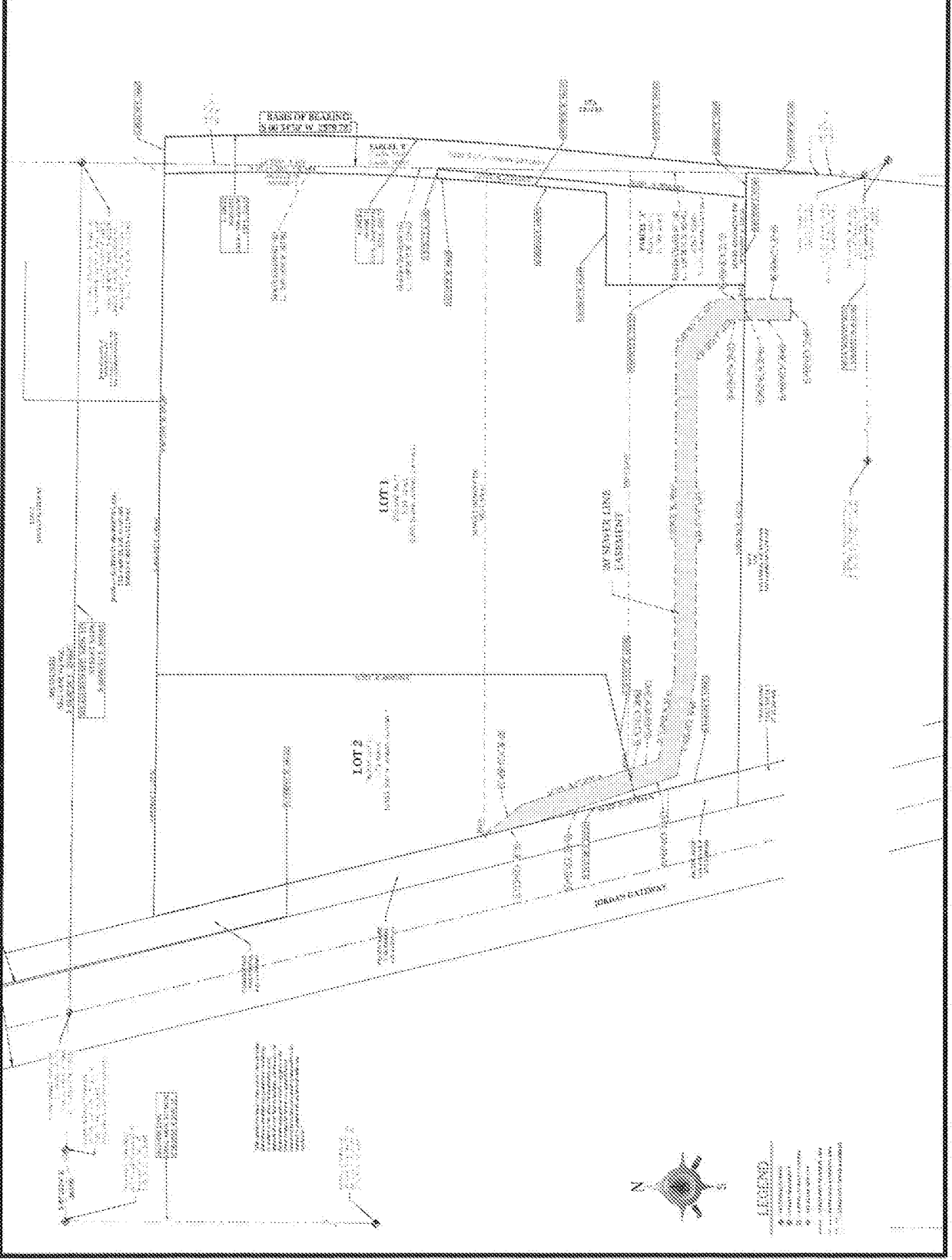
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JOHANSON SURVEYING
SURVEYING - GEOTEC - PLANNING

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- LEGEND**
- EXISTING UTILITIES
 - NEW UTILITIES
 - SEWER LINE EASEMENT
 - PROPERTY BOUNDARIES
 - ADJACENT PROPERTIES