

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

12668737
11/29/2017 1:20:00 PM \$14.00
Book - 10624 Pg - 4182-4184
ADAM GARDINER
Recorder, Salt Lake County, UT
SILVER LEAF TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

PARCEL I.D.# 34-18-101-029, 34-18-104-001
GRANTOR: Lake City Capital XII, LLC,
Dearbourne Heights PUD Phase 1 Homeowners Association
(Townhomes at Draper Landing – Easement #2)

Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 18, Township 4 South, Range 1 East, 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: 0.017acres

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 purpose of the right-of-way and

COURTESY RECORDING
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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 27 day of October, 2017.

GRANTOR(S)

Lake City Capital XII, LLC

By: [Signature]

Its: owner
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 27th day of October, 2017, personally appeared before me Daniel Newell who being by me duly sworn did say that (s)he is the Owner of Lake City Capital XII, 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: 1-5-21

Residing in: Sandy, UT

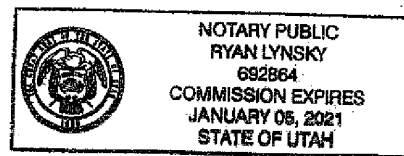


Exhibit 'A'

TOWNHOMES AT DRAPER LANDING

A UNIFORM STRIP OF LAND FOR PURPOSES OF A SEWER EASEMENT, BEING 20.00 FEET WIDE, THE SIDELINES OF WHICH ARE TO BE LENGTHENED OR SHORTENED TO MEET THE BOUNDARY LINE, FOR THE PURPOSES OF A CONSTRUCTING AND MAINTAINING A SANITARY SEWER LINE FOR SOUTH VALLEY SEWER DISTRICT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 0°21'24" WEST ALONG THE CENTER SECTION LINE 465.61 FEET AND EAST 0.89 FEET TO THE POINT ON A 170.00 FOOT RADIUS CURVE FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE SOUTHEASTERLY 81.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°28'17" (WHICH THE LONG CHORD BEARS SOUTH 28°30'10" EAST 80.73 FEET); THENCE SOUTH 42°14'18" EAST A DISTANCE OF 17.44 FEET TO THE POINT ON 55.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 83.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°06'44" (WHICH THE LONG CHORD BEARS SOUTH 85°47'40" EAST 75.80 FEET); THENCE NORTH 50°38'58" EAST A DISTANCE OF 397.88 FEET TO THE POINT ON 405.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 170.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°08'31" (WHICH THE LONG CHORD BEARS NORTH 38°34'43" EAST 169.39 FEET); THENCE NORTH 26°30'27" EAST A DISTANCE OF 68.32 FEET TO THE POINT ON 55.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 88.47 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°09'28" (WHICH THE LONG CHORD BEARS NORTH 19°34'17" WEST 79.23 FEET); THENCE NORTH 65°39'01" WEST A DISTANCE OF 9.44 FEET TO THE POINT ON 105.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 127.45 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 69°32'43" (WHICH THE LONG CHORD BEARS SOUTH 79°34'37" WEST 119.77 FEET) TO THE TERMINUS OF THIS DESCRIPTION.

CONTAINS 20,895.53 SQ/FT OR 0.479 ACRES

