

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

12717772
02/16/2018 09:50 AM \$0.00
Book - 10647 Pg - 7456-7459
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: NDA, DEPUTY - WI 4 P.

PARCEL I.D.# 26-36-300-027, 26-36-400-075

GRANTOR: HTC Communities, LLC
(Copeland Drive)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the South Half of Section 36, Township 3 South, Range 2 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: 0.401 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 14th day of February, 2018.

GRANTOR(S)

HTC Communities LLC

By: Momentum - HTC, LLC
Its: Manager
By: Cory A. Wiseth
Its: Manager
[Signature]
Title

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On the 14 day of February, 2018, personally appeared before me Cory Wiseth who being by me duly sworn did say that (s)he is the manager of HTC Communities 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.

My Commission Expires: Nov. 14, 2021
Residing in: South Jordan, Utah

[Signature]
Notary Public

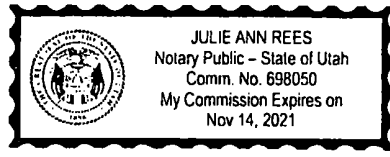


Exhibit 'A'

Copeland Drive Sewer Easement Description

A 20' sewer easement located in the South half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning North 0°20'40" East 1849.98 feet along the Section Line and North 89°39'20" West 39.12 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running;

Thence North 80°25'13" West 124.55 feet;
Thence North 77°16'59" west 326.58 feet;
Thence North 12°43'01" East 20.00 feet;
Thence South 77°16'59" East 315.75 feet;
Thence North 09°34'47" East 37.63 feet;
Thence South 80°25'13" East 20.00 feet;
Thence South 09°34'47" West 38.20 feet;
Thence South 80°25'13" East 112.08 feet;
Thence North 87°02'03" East 142.90 feet;
Thence North 70°42'50" East 107.58 feet;
Thence North 34°03'58" West 36.46 feet;
Thence North 55°56'02" East 20.00 feet;
Thence South 34°03'58" East 39.44 feet;
Thence North 55°56'02" East 70.68 feet;
Thence South 34°03'58" East 20.00 feet;
Thence South 55°56'02" West 81.98 feet;
Thence South 70°42'50" West 124.72 feet;
Thence South 87°02'03" West 147.97 feet to the point of beginning.

