

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

12767218
05/07/2018 09:45 AM \$18.00
Book - 10671 Pg - 9516-9520
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
CRAIG L WHITE
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: PSA, DEPUTY - MI 5 P.

PARCEL I.D.# 27-24-352-001
27-24-302-012
27-24-302-009
27-24-302-013

GRANTOR: SFPJ LLC
SFPJ LLC, IVORY DEVELOPMENT,
DRAPER CITY,
(Big Willow Creek)
Page 1 of 4

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southwest Quarter of Section 24, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 1.20 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 26 day of March, 2018.

GRANTOR(S)

SFPJ LLC

By: *Susan Frampton*

Its: *Manager*
Title

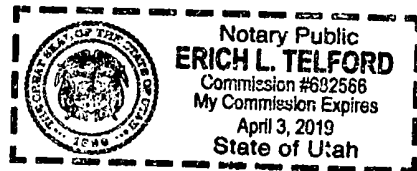
STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 26 day of March, 2018, personally appeared before me *Susan Frampton* who being by me duly sworn did say that (s)he is the *Manager* of SFPJ 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: 4/3/19

Residing in: *Salt Lake*



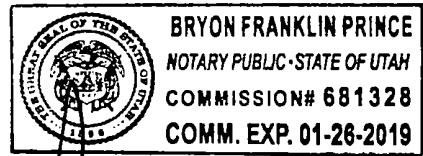
Ivory Development
By: Christopher P. Gamvroulas
Christopher P. Gamvroulas
Its: PRESIDENT
Title

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

On the 26 day of MARCH, 2018, personally appeared before me Clark Ivory, a member of Value, L.C., which is the General Partner of Ivory Homes, Ltd., a Utah limited partnership, the signer of the above instrument, who duly acknowledged to me that the limited partnership executed the same.

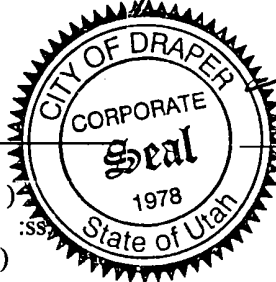
Bryon Franklin Prince
Notary Public

My Commission Expires: 01-26-2019
Residing in: SALT LAKE COUNTY



ATTEST:

[Signature]
City Recorder
STATE OF UTAH)



[Signature]
for the City of Draper

COUNTY OF _____) :ss.

On the 3 day of May, 2018, personally appeared before me Troy Walker, who being duly sworn, did say that he is the Mayor of the City of Draper, a governmental entity, and that said instrument was signed in behalf of the city by authority of its City Council and acknowledged to me that the City executed the same.

Kellie Challburg
Notary Public

My Commission Expires: Jan. 7, 2019
Residing in: SALT LAKE COUNTY



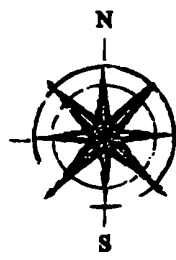
Exhibit 'A'
LEGAL DESCRIPTIONS
PREPARED FOR
IVORY DEVELOPMENT, LLC
BIG WILLOW ESTATES
DRAPER, UTAH
(February 8, 2017)
15-026

CORRECTED LOCATION OF SEWER EASEMENT

A 20' sewer easement centered on an existing sewer line located in the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Draper, Utah, more particularly described as follows:

Beginning at a point located N89°54'32"E along the Section line 1,147.70 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B.& M.; thence N03°12'02"W 22.57 feet; thence N15°52'21"W 217.71 feet; thence N33°11'37"W 394.91 feet; thence N36°39'35"W 206.76 feet; thence N16°57'33"E 302.68 feet; thence N09°06'37"E 290.75 feet; thence N00°25'19"W 396.36 feet; thence N18°34'07"E 412.93 feet; thence N31°21'22"E 268.02 feet; thence N38°15'32"E 153.68 feet; thence S24°07'30"W 81.90 feet; thence S38°15'32"W 73.05 feet; thence S31°21'22"W 264.57 feet; thence S18°34'07"W 407.35 feet; thence S00°25'19"E 394.68 feet; thence S09°06'37"W 293.79 feet; thence S16°57'33"W 293.95 feet; thence S36°39'35"E 197.26 feet; thence S33°11'37"E 398.56 feet; thence S15°52'21"E 222.98 feet; thence S03°12'02"E 25.88 feet; thence S89°54'33"W 20.03 feet to the point of beginning.

Contains: 1.20 acres+/-



11400 SOUTH

DRAPER CITY
27-24-302-013

DRAPER CITY
27-24-302-009

IVORY DEVELOPMENT, LLC
27-24-302-010

IVORY DEVELOPMENT, LLC
27-24-302-012

SURVEYED LOCATION
OF SEWER LINE

CORRECTED PORTION OF
20' SEWER EASEMENT

S F P J, LLC
27-24-352-001

EXISTING LOCATION OF
20' SEWER EASEMENT



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BIG WILLOW SEWER EASEMENT CORRECTION

Date Created:	2/8/2018
Scale:	NTS
Drawn:	SWL
Job:	15-026
Sheet:	

1 OF 1

Z:_2015\15-026 From Plan Property\cdp\15-026.dwg\sheet\SEWER EASEMENT CORRECTION.dwg