

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

12799716
 06/27/2018 12:27 PM \$0.00
 Book - 10688 Pg - 1377-1381
 ADAM GARDINER
 RECORDER, SALT LAKE COUNTY, UTAH
 SOUTH VALLEY SEWER DISTRICT
 PO BOX 629
 RIVERTON UT 84065
 BY: BAA, DEPUTY - WI 5 P.

PARCEL I.D.# 26-13-476-028
GRANTOR: Ivory Development LLC
(Garden Park Lakeside Phase 2)
 Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, and the Southeast Quarter of Section 13, 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, 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, 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: 22,600 square feet or 0.519 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 26th day of June, 2018.

GRANTOR(S)

Ivory Development LLC
By: [Signature]
Its: President
Title

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

On the 26th day of June, 2018, personally appeared before me Christopher P. Gamvroulas who being by me duly sworn did say that (s)he is the President of Ivory Development 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: March 30, 2019
Residing in: Salt Lake County



Exhibit 'A'
GARDEN PARK LAKESIDE PHASE 2
SEWER EASEMENTS

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, and the Southeast Quarter of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 00°00'12" West 143.716 feet along the Section Line and South 89°59'48" East 5103.926 feet from the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 50°17'25" East 90.958 feet; thence North 26°58'33" East 191.619 feet to the point of terminus.

Contains: (approx. 283 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, and the Southeast Quarter of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies North 00°02'52" East 166.980 feet along the Section Line and South 89°57'08" East 5254.137 feet from the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°21'53" East 75.905 feet; thence South 17°36'42" East 93.385 feet; thence South 38°57'34" West 221.789 feet to the point of terminus.

Contains: (approx. 391 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement 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:

Beginning at a point that lies South 00°00'12" West 78.728 feet along the Section Line and South 89°59'48" East 5166.631 feet from the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 46°35'43" East 68.796 feet; thence South 03°13'32" East 16.785 feet; thence South 36°32'07" East 167.504 feet to the point of terminus.

Contains: (approx. 253 L.F.)

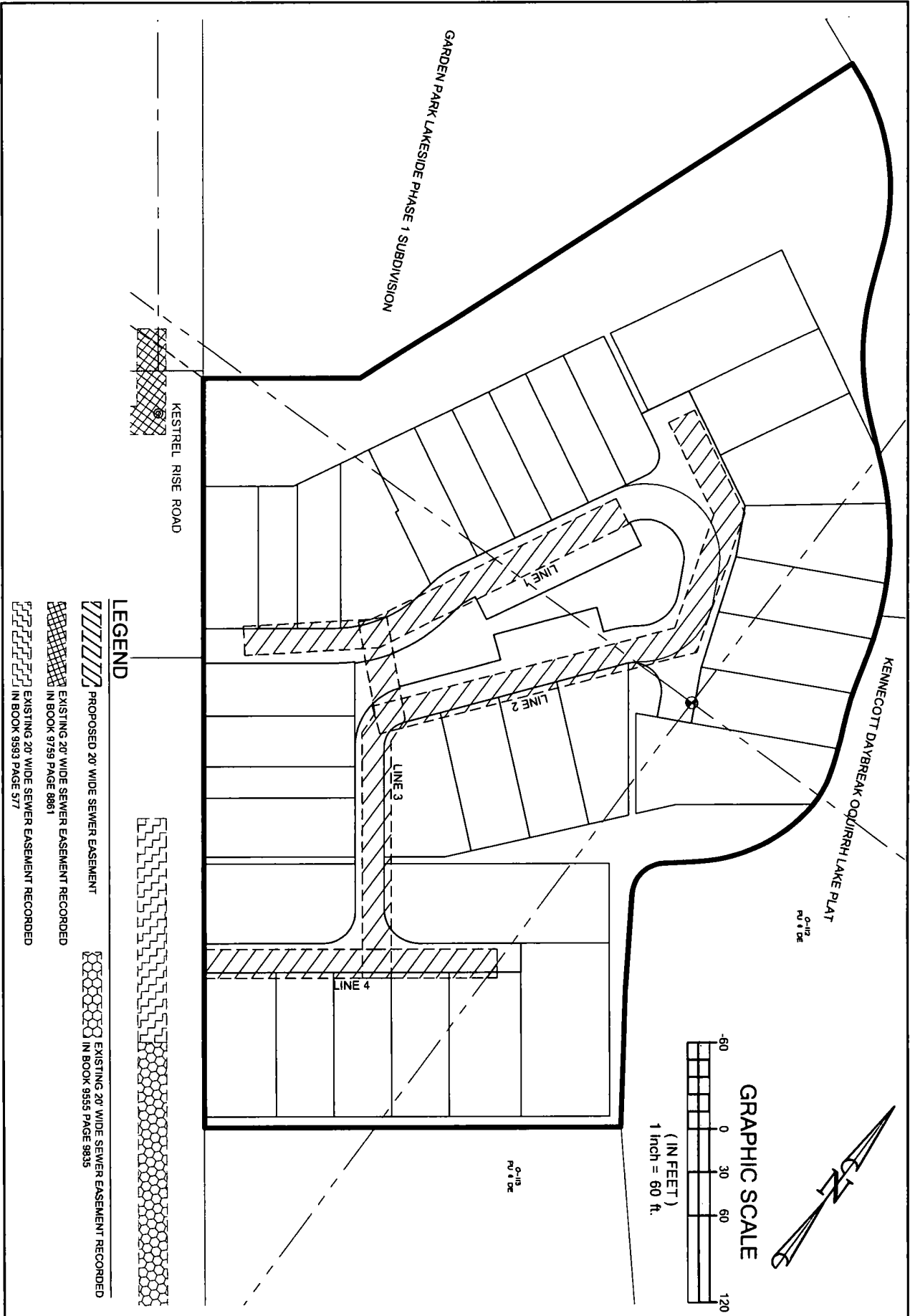
(Line 4)

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 24, Township 3 South, Range 2 West, and the Northwest Quarter of Section 18, Township 3 South, Range 1 west, Salt Lake Base and Meridian, U.S. Survey, said easement 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:





Beginning at a point that lies South $00^{\circ}00'12''$ West 340.770 feet along the Section Line and South $89^{\circ}59'48''$ East 5214.934 feet from the Southwest Corner of Section 13, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $53^{\circ}27'06''$ East 203.494 feet to the point of terminus.

Contains: (approx. 203 L.F.)

REFS:



LEGEND

-  PROPOSED 20' WIDE SEWER EASEMENT
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 9759 PAGE 8861
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 9593 PAGE 577
-  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 9555 PAGE 8935

OF SHEETS
JOB NUMBER

DATE: _____ TIME: _____
 NETWORK: _____
 PATH: _____
 DWG NAME: _____
 LAYOUT: _____
 DESIGNER: _____ MGR: _____

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

2000 SOUTH 1000 WEST, SUITE 100
 WASHINGTON, UT 84043-1000
 (435) 734-1000

EXHIBIT A
 SEWER EASEMENTS
 GARDEN PARK LAKESIDE PHASE 2

PREPARED FOR: IVORY HOMES DATE SUBMITTED: 07-26-2017