

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

12932107  
02/11/2019 11:40 AM \$0.00  
Book - 10751 Pg - 8333-8337  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
DRAPER CITY  
BY: CBA, DEPUTY - WI 5 P.

PARCEL I.D.# 27-25-100-065; 27-25-102-001  
GRANTOR: Gough Homes, LLC; Draper City  
(Jenson Farms)

Page 1 of 5

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 25, 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 right-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 right-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 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: approx. 25,475 sf or 0.585 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 this right-of-way and Easement this 28<sup>th</sup> day of January, 2019.

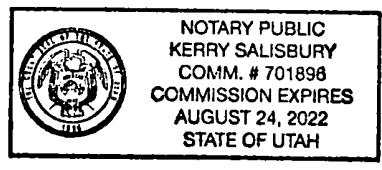
GRANTOR(S)  
Gough Homes, LLC  
By: \_\_\_\_\_  
Its: Manager \_\_\_\_\_  
Title

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

On the 28<sup>th</sup> day of January, 2019, personally appeared before me Tim Gough who being by me duly sworn did say that (s)he is the member of GOUGH HOMES, 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.

Kerry Salisbury  
Notary Public

My Commission Expires: 08/24/2022  
Residing in: Utah



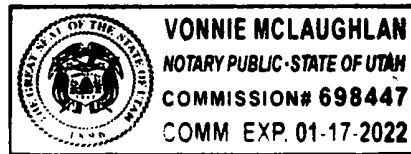
Troy Walker  
for the City of Draper

STATE OF UTAH )  
COUNTY OF SALT LAKE :ss.

On the 6<sup>th</sup> day of February, 2019 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.

Vonnie McLaughlan  
Notary Public

My Commission Expires: 1/17/2022  
Residing in: Draper, UT



ATTEST:

Karina Osborn  
City Recorder

Approved as to Form:

[Signature]  
City Attorney



## Exhibit 'A'

### **Jenson Farms – Sewer Easement Description**

#### **Parcel A across Gough Homes, LLC & Draper City (affects Parcel Nos. 27-25-100-065 & 27-25-102-001)**

Beginning at a point being South 00°05'01" East 911.33 feet along the section line and East 825.26 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 62°46'45" East 229.03 feet;  
thence North 81°50'09" East 276.81 feet;  
thence North 28°06'09" East 198.63 feet;  
thence South 82°29'41" East 21.37 feet;  
thence South 28°06'09" West 206.71 feet;  
thence South 20°24'50" East 188.34 feet;  
thence South 29°47'09" East 193.45 feet;  
thence South 89°52'47" West 23.02 feet;  
thence North 29°47'09" West 183.70 feet;  
thence North 20°24'50" West 186.43 feet;  
thence South 81°50'09" West 280.20 feet;  
thence North 62°46'45" West 225.07 feet;  
thence North 00°07'13" West 22.52 feet to the point of beginning.

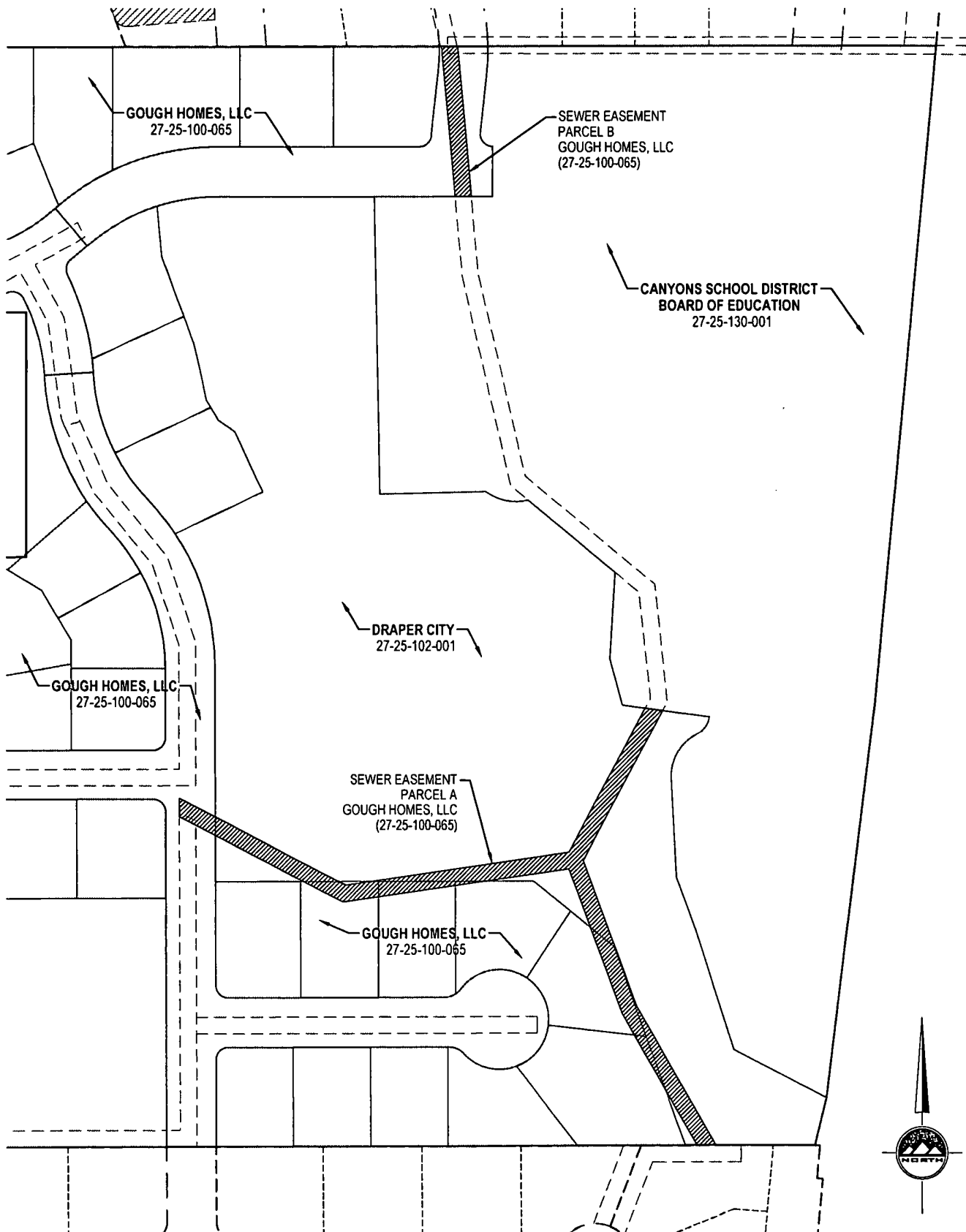
Contains 21,860 Square Feet or 0.502 Acres


#### **Parcel B across Gough Homes, LLC (affects Parcel No. 27-25-100-065)**

Beginning at a point being South 00°05'01" East 177.74 feet along the section line and East 1,163.90 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 05°21'06" West 180.76 feet;  
thence North 89°53'20" East 20.08 feet;  
thence South 05°21'06" East 180.76 feet;  
thence South 89°53'20" West 20.08 feet to the point of beginning.

Contains 3,615 Square Feet or 0.083 Acres



<p>PROJECT # 7074A    DATE 1/23/19</p> <p><b>1 OF 1</b></p> <p>FILE: S/SEWER EASEMENT</p>	<p><b>JENSON FARMS SUBDIVISION</b>  <b>GOUGH HOMES &amp; DRAPER CITY PARCELS</b>          11905 SOUTH 700 WEST          DRAPER, UTAH  <b>SEWER EASEMENT EXHIBIT</b></p>	<p>FOR:          BOWLER DEVELOPMENT          P.O. BOX 2111          WEST JORDAN, UTAH 84084          PHONE: 801.562.9292</p>	<p>45 W. 10000 S. Ste 500          Sandy, UT 84070          Phone: 801.255.0529          Fax: 801.255.4449  <a href="http://www.ensigneng.com">www.ensigneng.com</a></p> 
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