

AFTER RECORDING RETURN TO:
TAYLORSVILLE-BENNION
IMPROVEMENT DISTRICT
P.O. BOX 18579
TAYLORSVILLE, UTAH 84118-8579

13670014
05/21/2021 10:24 AM \$0.00
Book - 11178 Pg - 1850-1852
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
TAYLORSVILLE-BENNION IMP DIST
PO BOX 18579
SLC UT 84118
BY: GGA, DEPUTY - MA 3 P.

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SEWER LINE EASEMENT
Mission at Summit Vista

Tax ID No. 2117432022000

GRANTOR, for and in consideration of ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, warrants and conveys unto the TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT, its successors and assigns, a permanent easement and right-of-way for the purpose of, but not limited to, construction, operation, repair, replacement, and maintenance of utilities, including one or more water lines and/or sanitary sewer lines and the necessary accessories and appurtenances used in connection therewith, together with the right to enter upon Grantor's premises for such purposes, in, on, over, under, through, and along the portion of the land of Grantor which is traversed by the following easement and right-of-way located in Salt lake County, Utah, which is more particularly described as follows:

EASEMENT

20.00 FOOT WIDE SEWER EASEMENT

A 20.00 foot wide easement in favor of Taylorsville Bennion Improvement District for the purpose of constructing and maintaining a sewer line, upon a parcel of land situated in Section 17, Township 2 South, Range 1 West, Salt Lake Base & Meridian, Taylorsville, Utah, U.S. Survey. The boundaries of said easement are more particularly described as follows:

A 20-foot-wide sewer easement being a part of Summit Vista Subdivision No. 2, lot 203, (Entry No. 13264352 Book 2020P Page 104 Salt Lake County Recorder's office) being a part of the Southwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 1913.34 feet North 89°57'49" West along the Section line (basis of bearing being North 89°57'49" West measured between the Southeast Corner and the South Quarter Corner of said Section 17) and 1087.49 feet North 0°16'50" East from the Southeast Corner of said Section 17, said point also being 105.25 feet North 58°46'54" West from the Northwest Corner of lot 202 of said Subdivision; and running thence North 4°09'05" West 20.00 feet; thence North 85°50'55" East 119.73 feet;

thence South 4°09'05" East 20.00 feet; thence South 85°50'55" West 119.73 feet to the Point of Beginning.

The above described part of an entire tract contains 2394.6 square feet

The GRANTOR SHALL NOT construct or cause to allow to be constructed any permanent or temporary buildings or structures nor plant large trees whose root zones would contact or interfere with the utilities upon the Easement described herein, whether the same shall have been brought, placed, or constructed upon the said premises by Grantor or by Grantor's successors, guests, tenants, subsequent purchases, assigns, invitees, or anyone else. Should such structures be placed upon the Easement in violation of the preceding sentence, they shall be so placed at the Grantor's or the owner's sole risk and expense, and the owner, as from time to time constituted, shall solely be responsible for the cost and expense of removing and/or relocating the structure or improvement or any portion thereof from the Easement. The Easement may, however, be crossed or covered with sidewalks, curb and gutter, roadways, fences, or similar improvements. In the event that removal of any violating structures is required for the maintenance, repair, operation or replacement of the Grantee's line or lines located within the Easement, nether Grantor nor the owner of the subject property nor any other persons shall have any recourse whatsoever against the Grantee in the event any structure or improvement, or any portion thereof, must be removed and/or relocated and Grantee shall not be liable for any damage to such structure or improvement resulting from such maintenance, repair, operation or replacement activities. Otherwise, Grantee shall restore the premises to substantially the same condition that existed prior to the work after completing any construction, repair, replacement, or maintenance activity thereon.

DATED this 20 day of MAY, 2021.

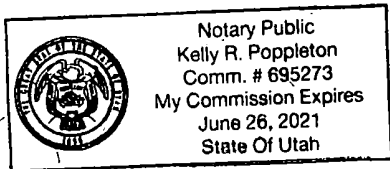
GRANTOR:

Kem C. Gardner
By:

Kem C. Gardner, Chair
Name/Title:

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

On this 20 day of MAY, 2021, personally appeared before me,
KEM C. GARDNER of MEADOW PEAK SV, LLC,
a CHAIRMAN MANAGER LLC, who duly acknowledged to me that he/she is the
CHAIRMAN MANAGER of MEADOW PEAK SV, LLC and that he/she
signed the foregoing instrument on behalf of MEADOW PEAK SV, LLC and who
duly acknowledged to me that he/she executed the same with full authority.



Kelly Poppleton
Notary Public