

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

13923327 B: 11323 P: 6280 Total Pages: 5
03/31/2022 12:21 PM By: salvarado Fees: \$0.00
EASEMENT - EASEMENT OR GRANT OF EASEMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-23-376-005-0000
GRANTOR: CLAYTON PROPERTIES GROUP II, INC.
(Daybreak Village 7 Plat 5)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southwest Quarter of Section 23, 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: 33,711 square feet or 0.77 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 22nd day of March, 2022.

GRANTOR(S)

CLAYTON PROPERTIES GROUP II, INC.

By: _____

Its: ASSISTANT SECRETARY
Title

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

On the 22nd day of March, 2022, personally appeared before me Ryan Smith who being by me duly sworn did say that (s)he is the Assistant Secretary of CLAYTON PROPERTIES GROUP II, INC. a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

Rachel Marietta Morris
Notary Public

My Commission Expires: 04-02-2022

Residing in: Salt Lake



Exhibit 'A'

**DAYBREAK VILLAGE 7 PLAT 5
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, 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 89°56'14" West 827.000 feet along the Section Line and North 450.917 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 02°06'29" East 71.942 feet; thence West 470.825 feet to a point on a 150.000 foot radius non tangent curve to the right, (radius bears North, Chord: North 84°49'26" West 27.065 feet); thence along the arc of said curve 27.102 feet through a central angle of 10°21'08" to the point of terminus.

Contains: (approx. 570 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, 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 89°56'14" West 804.230 feet along the Section Line and North 798.240 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 53°20'42" West 47.058 feet; thence South 54°57'35" West 109.610 feet; thence South 67°37'40" West 108.830 feet; thence South 80°20'28" West 110.389 feet; thence North 87°25'21" West 117.437 feet; thence North 79°58'32" West 51.175 feet to the point of terminus.

Contains: (approx. 545 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, 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 89°56'14" West 838.356 feet along the Section Line and North 771.875 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 25°00'00" West 132.750 feet to the point of terminus.

Contains: (approx. 133 L.F.)

(Line 4)

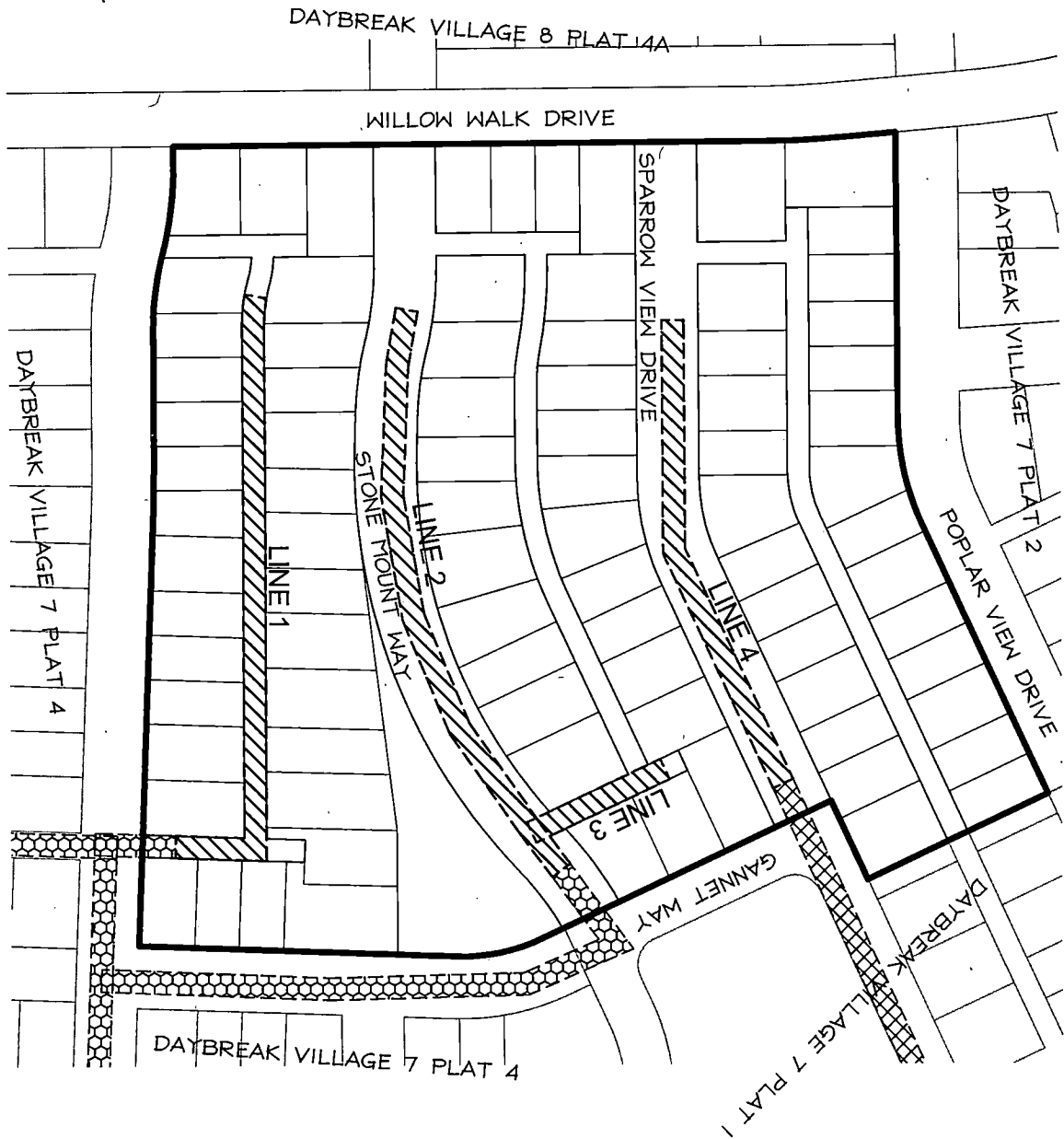
A twenty (20) foot wide sanitary sewer easement, located in the Southwest Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly



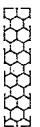
described as follows:

Beginning at a point that lies South $89^{\circ}56'14''$ West 880.781 feet along the Section Line and North 998.957 feet from the South Quarter Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $65^{\circ}00'00''$ West 230.912 feet; thence West 207.444 feet to the point of terminus.

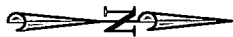
Contains: (approx. 438 L.F.)

REFS:



- LEGEND**
-  PROPOSED 20' WIDE SEWER EASEMENT
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10808 PAGE 4242
 -  EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 11288 PAGE 1756

SCALE 1"=100'



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

SHEET NUMBER
 00893

PERIGEE CONSULTING
 CIVIL - STRUCTURAL - SURVEY

3080 SOUTH 1300 WEST, SUITE 800
 BOULDER, CO 80504 TEL: 303.440.0000 FAX: 303.440.0001

WEST JORDAN, UT 84088
 WWW.PERIGEECONSULTING.COM

EXHIBIT A
 SEWER EASEMENTS
 DAYBREAK VILLAGE 7 PLAT 5

PREPARED FOR: OAKWOOD HOMES DATE SUBMITTED: 2-22-2022