

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

13973336 B: 11350 P: 1725 Total Pages: 6
06/22/2022 10:26 AM By: bmeans Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 33-01-151-002-0000
33-01-128-017-0000

GRANTOR: GARDNER EIGHTH & MAIN VISTA, LC
DRAPER 400 WEST HOLDINGS, LLC
(Vista 600 West Apartments)

Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Northwest Quarter of Section 1, Township 4 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: 37,568 square feet or 0.86 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 ____ day of _____, 20__.

GRANTOR(S)

GARDNER EIGHTH & MAIN VISTA, LC

By: [Signature]

Its: Manager Title

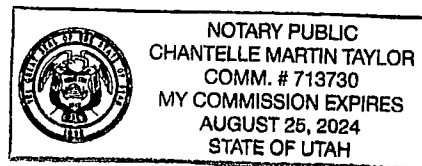
STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

On the 8th day of June, 2022, personally appeared before me Christian Gardner who being by me duly sworn did say that (s)he is the Manager of GARDNER EIGHTH & MAIN VISTA, LC 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: 08-25-2024

Residing in: Utah County



DRAPER 400 WEST HOLDINGS, LLC

By: [Signature]

Its: Manager Title

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

On the 9th day of JUNE, 2021, personally appeared before me Jeffrey Nielson who being by me duly sworn did say that (s)he is the Manager of DRAPER 400 WEST HOLDINGS, 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: 2/1/2026

Residing in: Salt Lake county

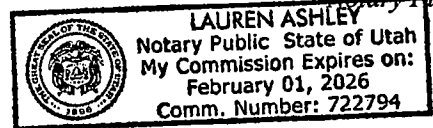


Exhibit 'A'

Vista 600 West – Sewer Easement

Beginning at a point being South 89°58'34" East 1,334.45 feet along the north section line and South 724.52 feet from the Northwest Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°56'05" West 24.84 feet;
thence South 54°33'18" West 141.25 feet;
thence South 00°56'05" West 2.23 feet;
thence South 89°03'55" East 77.22 feet;
thence South 00°56'05" West 651.74 feet;
thence South 03°39'40" West 21.26 feet;
thence North 86°20'20" West 20.00 feet;
thence North 03°39'40" East 10.51 feet;
thence North 89°12'11" West 322.61 feet;
thence South 23°15'14" West 12.54 feet;
thence North 66°44'46" West 20.00 feet;
thence North 23°15'14" East 8.27 feet;
thence North 71°59'55" West 78.38 feet;
thence North 18°58'23" East 329.49 feet;
thence South 71°01'37" East 20.00 feet;
thence South 18°58'23" West 309.15 feet;
thence South 71°59'55" East 67.49 feet;
thence South 89°12'11" East 328.32 feet;
thence North 00°56'05" East 621.52 feet;
thence North 89°03'55" West 77.22 feet;
thence North 00°56'05" East 32.34 feet;
thence North 54°33'18" East 166.09 feet to the point of beginning.

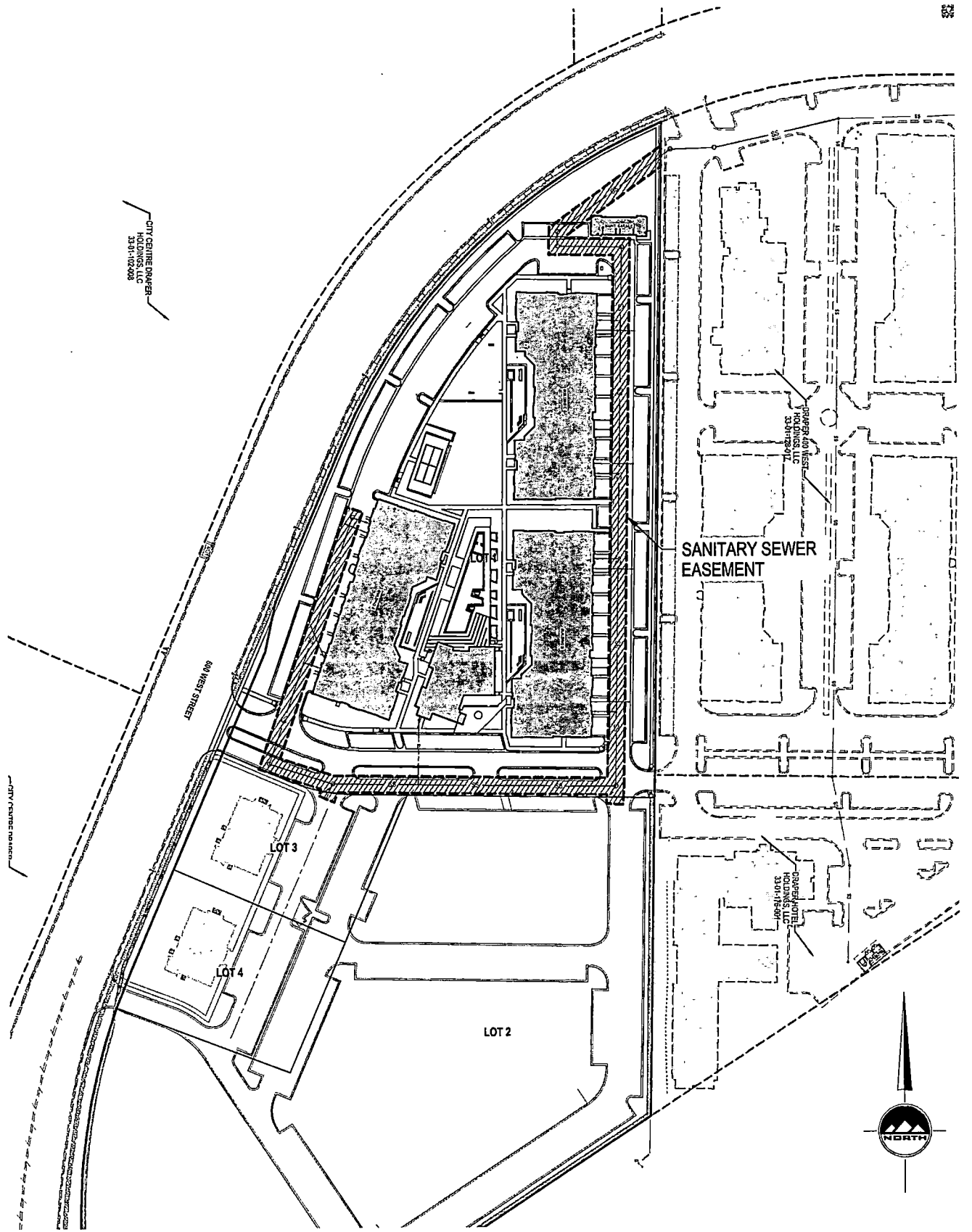
Contains 32,970 Square Feet or 0.757 Acres


Vista 600 West – Offsite Sewer Easement

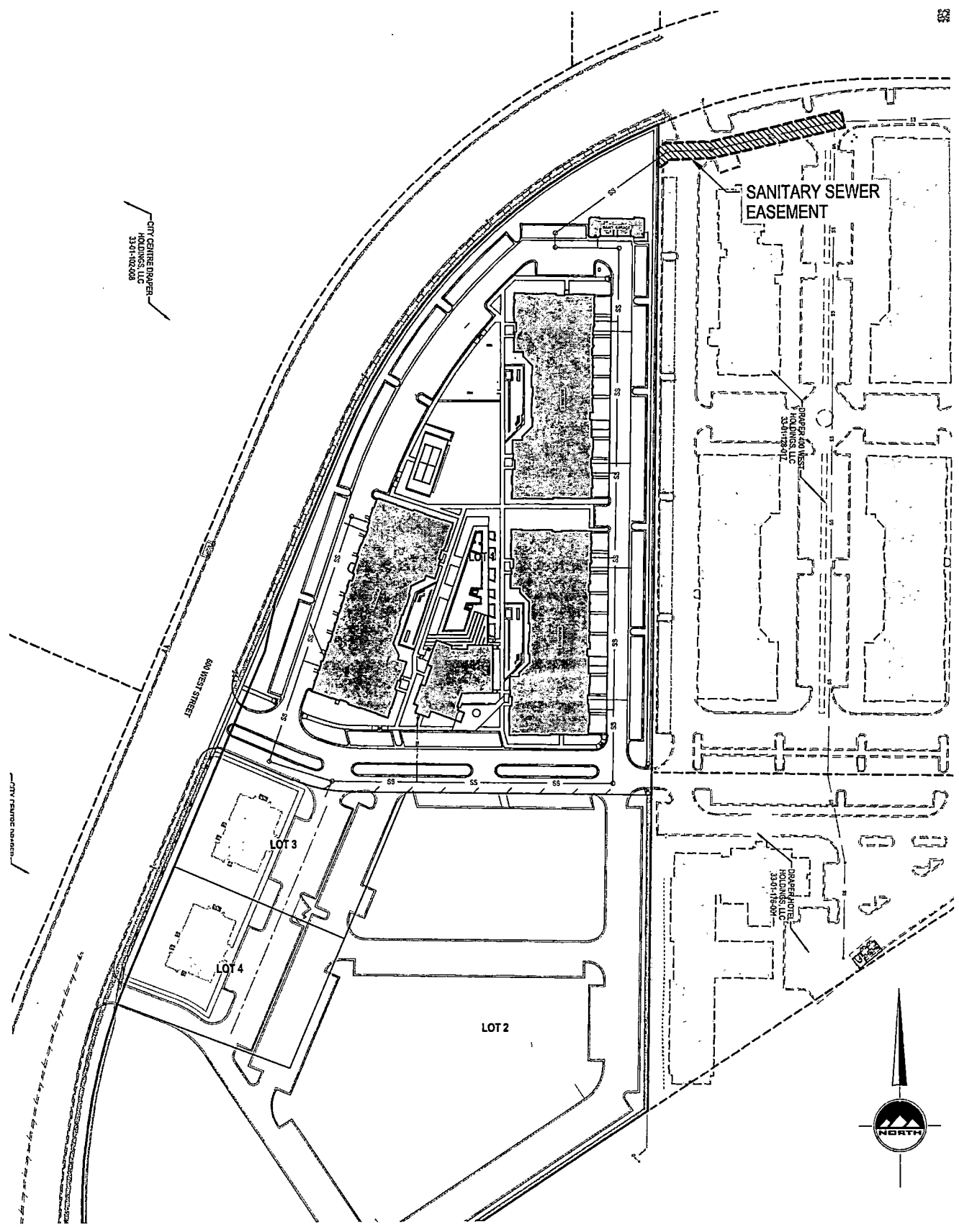
Beginning at a point being South 89°58'34" East 1,334.45 feet along the north section line and South 724.52 feet from the Northwest Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running


thence North 54°33'18" East 9.50 feet;
thence North 88°26'49" East 54.56 feet;
thence North 77°28'06" East 162.66 feet;
thence South 12°31'54" East 20.00 feet;
thence South 77°28'06" West 164.58 feet;
thence South 88°26'49" West 50.39 feet;
thence South 54°33'18" West 18.14 feet;
thence North 00°56'05" East 24.84 feet to the point of beginning.

Contains 4,598 Square Feet or 0.106 Acres



<p>PROJECT # 7928A DATE 3/22/22</p> <p>1 OF 1</p> <p>FILE: FA</p>	<p>VISTA 600</p> <p>600 WEST STREET & BANGERTER HIGHWAY DRAPER, UTAH</p> <p>SEWER EASEMENT EXHIBIT</p>	<p>FOR: THE BOYER COMPANY 101 SOUTH 200 EAST SALT LAKE CITY, UT 84111 PHONE: 801-521-4781</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p>	
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1 OF 1			600 WEST STREET & BANGERTER HIGHWAY DRAPER, UTAH OFFSITE SEWER EASEMENT EXHIBIT		
FILE: FA					