

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

14017519 B: 11373 P: 4218 Total Pages: 5  
09/19/2022 02:57 PM By: zjorgensen 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.# 33-15-428-002-0000  
33-14-301-005-0000  
GRANTOR: BANNER HILL, LLC  
4 INDEPENDENCE, LLC  
(Banner Hill Plat B)  
Page 1 of 5

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 15 and the Southwest Quarter of Section 14, 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, a perpetual right-of-way and easement 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 easement, 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: 22,985 square feet or 0.53 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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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 8th day of September, 2022.

GRANTOR(S)

BANNER HILL, LLC

By: [Signature]  
Its: Manager Title

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

On the 8th day of September, 2022, personally appeared before me Bryan Flynn Manager who being by me duly sworn did say that (s)he is the Manager of BANNER HILL, 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: 04.06.2026

Residing in: Salt Lake City, UT



4 INDEPENDENCE, LLC

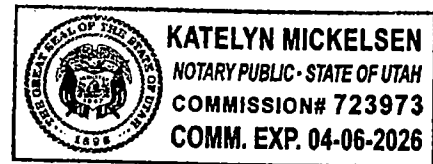
By: [Signature]  
Its: Manager  
Title

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

On the 8<sup>th</sup> day of September, 2022, personally appeared before me Bryan Fumm who being by me duly sworn did say that (s)he is the Manager of 4 INDEPENDENCE, 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: 04.06.2026  
Residing in: Salt Lake City, UT



## Exhibit 'A'

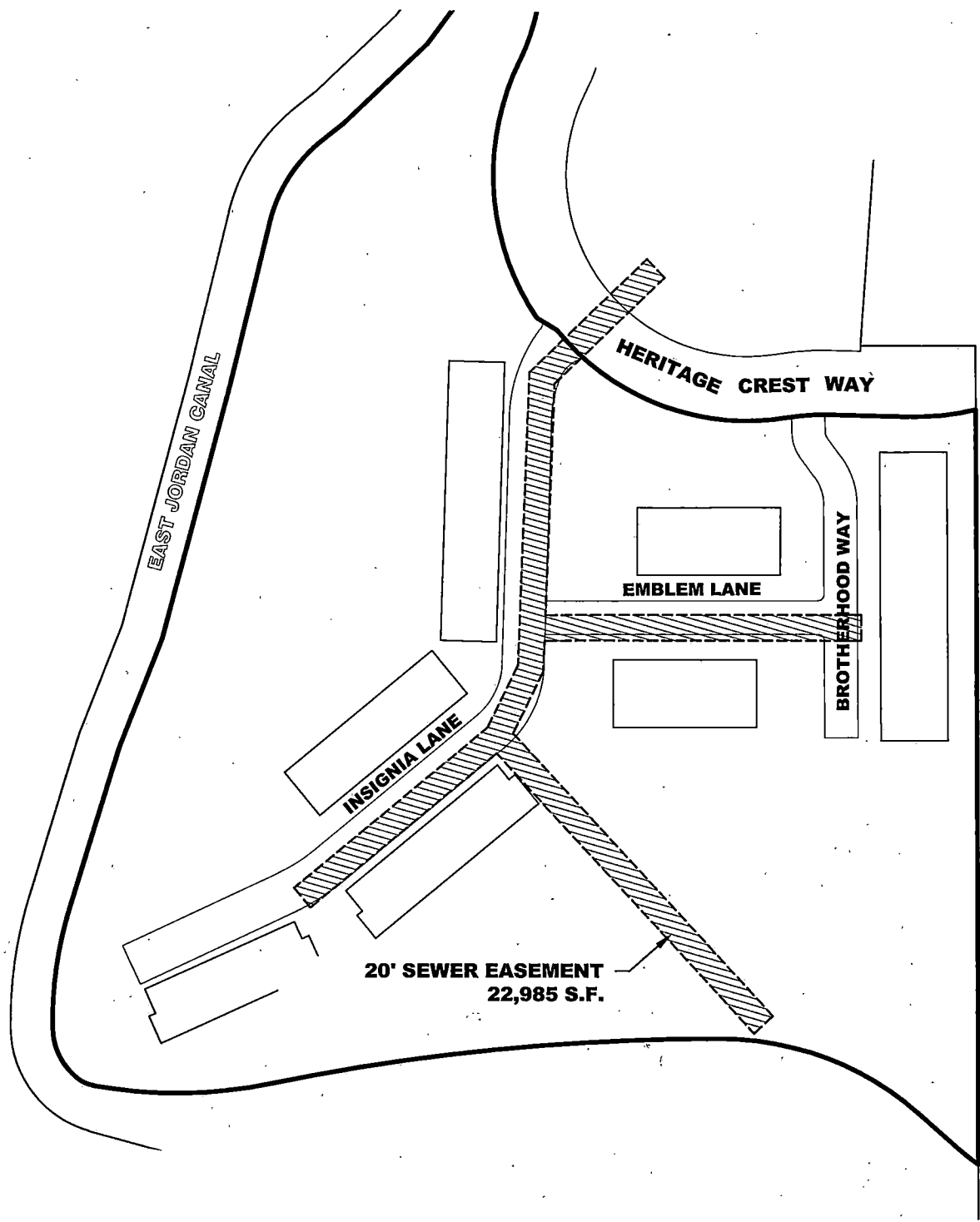
LEGAL DESCRIPTION  
PREPARED FOR  
***SOUTH VALLEY SEWER DISTRICT***  
BLUFFDALE, UTAH  
Job No. 10-0405  
(June 16, 2022)

**20' SEWER EASEMENT**  
**BANNER HILL, PLAT B**

Located in the Southwest Quarter of Section 14 and the Southeast Quarter of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 2477.17 feet and South 3760.57 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence S46°10'47"W 20.00 feet; thence N43°49'13"W 119.12 feet; thence N87°46'23"W 180.00 feet; thence S00°02'32"E 246.65 feet; thence S89°57'28"W 20.00 feet; thence N00°02'32"W 247.44 feet; thence N87°46'23"W 24.13 feet; thence N63°54'40"W 53.36 feet; thence S47°09'43"W 299.15 feet; thence N42°50'17"W 20.00 feet; thence N47°09'43"E 296.57 feet; thence N39°33'09"W 188.65 feet; thence N50°26'51"E 20.00 feet; thence S39°33'09"E 195.93 feet; thence S63°54'40"E 53.84 feet; thence S87°46'23"E 227.99 feet; thence S43°49'13"E 127.19 feet to the point of beginning.

Contains: ±22,985 s.f.



**BANNER HILL, PLAT "B"  
EASEMENT EXHIBIT**