

When Recorded Return to:
Joel Thompson
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

14159023 B: 11448 P: 4328 Total Pages: 4
10/02/2023 03:40 PM By: BGORDON 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.# 33-08-302-001-0000

33-07-428-019-0000

GRANTOR: ACADEMY VILLAGE LAND HOLDINGS, LLC

(Academy Village Marketplace Pod 35 Pad H & I)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 7, 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: 6,861 square feet or 0.158 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 19th day of September, 2023.

GRANTOR(S)

ACADEMY VILLAGE LAND HOLDINGS, LLC

By: [Signature]

Its: Authorized Representative
Title

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

On the 19th day of September, 2023, personally appeared before me John Dahlstrom who being by me duly sworn did say that he is the Authorized Representative of **ACADEMY VILLAGE LAND 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: Sept. 1, 2024

Residing in: Utah County

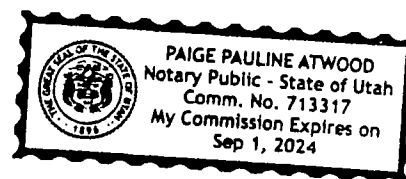


Exhibit 'A'

Sewer Easement for POD 35-H and 35-I

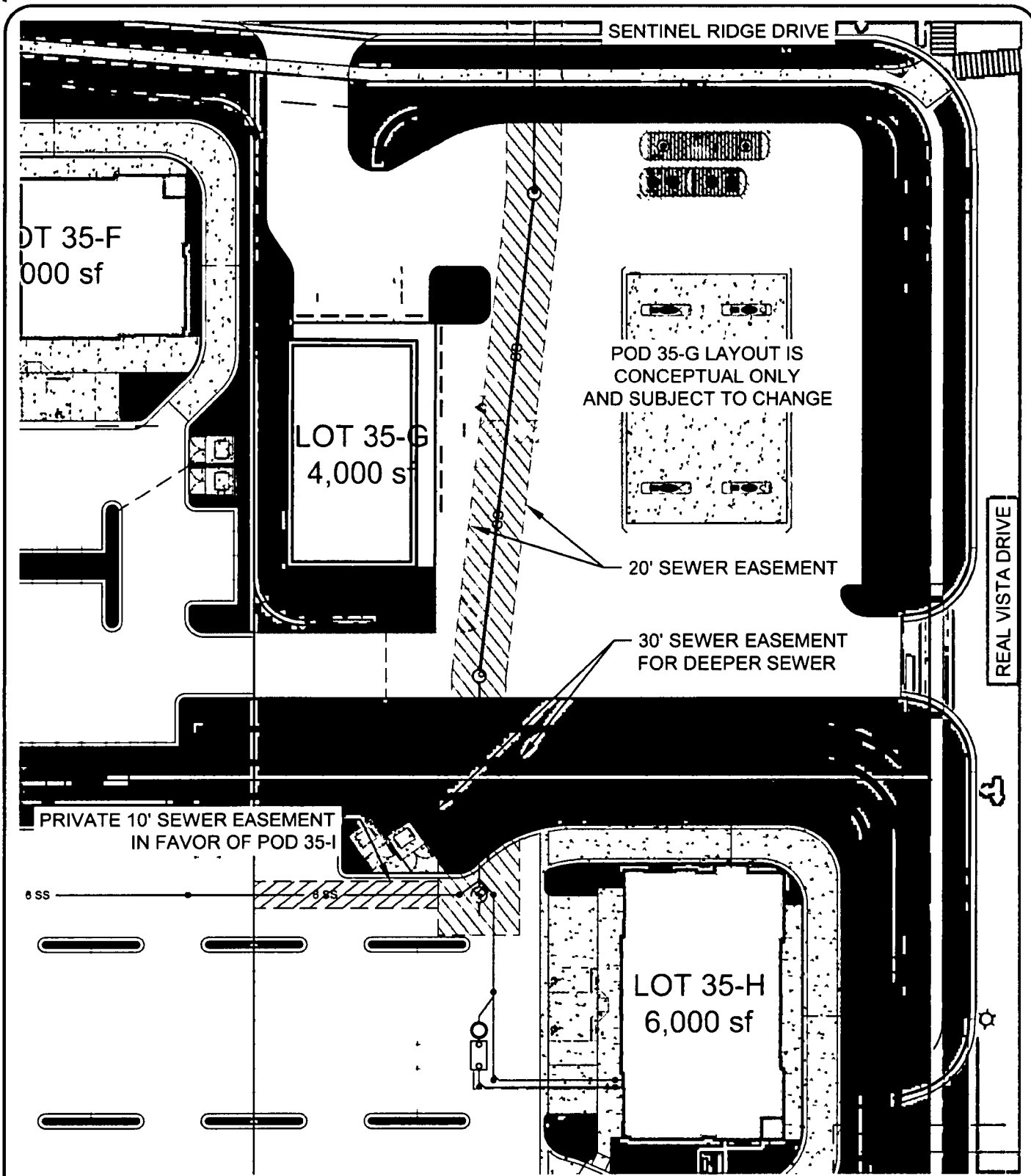
A SEWER EASEMENT THAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0°28'03" WEST 369.51 FEET ALONG THE SECTION LINE AND SOUTH 89°31'57" EAST 208.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE SOUTH 38°24'00" WEST 25.81 FEET,
THENCE SOUTH 44°47'46" WEST 179.44 FEET,
THENCE SOUTH 38°24'00" WEST 14.69 FEET,
THENCE NORTH 51°36'00" WEST 5.00 FEET,
THENCE SOUTH 38°24'00" WEST 82.09 FEET,
THENCE SOUTH 51°36'00" EAST 30.00 FEET,
THENCE NORTH 38°24'00" EAST 82.09 FEET,
THENCE NORTH 51°36'00" WEST 5.00 FEET,
THENCE NORTH 38°24'00" EAST 13.57 FEET,
THENCE NORTH 44°47'46" EAST 179.44 FEET,
THENCE NORTH 38°24'00" EAST 26.93 FEET,
THENCE NORTH 51°36'00" WEST 20.00 FEET.

CONTAINS 6,861.26 SQ/FT OR 0.158 ACRES.

P:\Shared Files\Projects\2506 Pod 35 A\Info\IPod 35 H and I\2-Documents\Boundary Descriptions\Sewer Outfall Exhibit.dwg Feb 27 2023 - 12:13pm



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|-----------------|
| SCALE: 1"=20' |
| DRAWN BY: SPM |
| CHECKED BY: RD |
| DATE 02 27 2023 |
| PROJECT No 2506 |

ACADEMY VILLAGE POD 35 H AND I

SEWER OUTFALL

HERRIMAN CITY, UTAH



infinity
CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SHEET

C1