

When Recorded Return to:

Ryan Summerhays

134 East 12300 South

Draper, UT 84020

14167143 B: 11452 P: 5774 Total Pages: 3
10/25/2023 11:03 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To RYAN SUMMERHAYS
134 EAST 12300 SOUTHDRAPER, UT 84020



PARCEL NO.: 28-30-351-074-0000

GRANTOR: KRISTINE ANN PROPERTIES, LLC

Page 1 of 3

SEWER LATERAL EASEMENT

A ten (10) foot wide lateral easement located in the Southwest Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey;

For the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S) hereby grant, convey, sell, and set over unto Owner of Lot 208, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer laterals, and other sewer collection and transmission structures and facilities, hereinafter called Facilities, insofar as they lie within the property of the GRANTOR(S), said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTOR'S land lying within a strip ten (10) feet wide, more particularly described as follows:

Beginning at the southwest corner of Lot 202 of Draper Crossing Subdivision Phase 2, recorded September 6, 2012 in Book 2012P at Page 136 in the Office of the Salt Lake County Recorder, said point also being North 1,299.55 feet and East 1,130.12 feet from the Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 being North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with the Basis of Bearing being North 89°53'10" East 2478.40 feet from the said Witness Corner to a Sandy City Street Monument in 300 East Street, said Street Monument being North 0°03'00" West 13.10 feet along the quarter section line from the South Quarter Corner of said Section 30; and running

thence North 22.16 feet along the westerly boundary line of said Lot 202;

thence East 10.00 feet;

thence South 22.16 feet to the southerly boundary line of said Lot 202;

thence West 10.00 feet along said southerly boundary line to the point of beginning.

Contains 222 Square Feet or 0.006 Acres

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress in said GRANTEE, its officers,

employees, representatives, agents, and assigns to enter upon the above described property with such equipment and vehicles as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities.

During construction periods, GRANTEE and its agents may use such portions of GRANTOR'S property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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.

GRANTOR(S) shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR(S) shall not build or construct or permit to be built or constructed over or across said right-of-way, any building or other improvements, 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 GRANTOR(S) and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR(S) have executed their right-of-way and easement this _____ day of _____, 20__.

GRANTOR(S)
KRISTINE ANN PROPERTIES, LLC
By: [Signature]
Its: Co Manager
Title

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

On the 24 day of October, 2023, personally appeared before me Alan Summerhays who being by me duly sworn did say that (s)he is the Owner of KRISTINE ANN PROPERTIES, 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: 10-24-2026

Residing in: Salt Lake County, UT



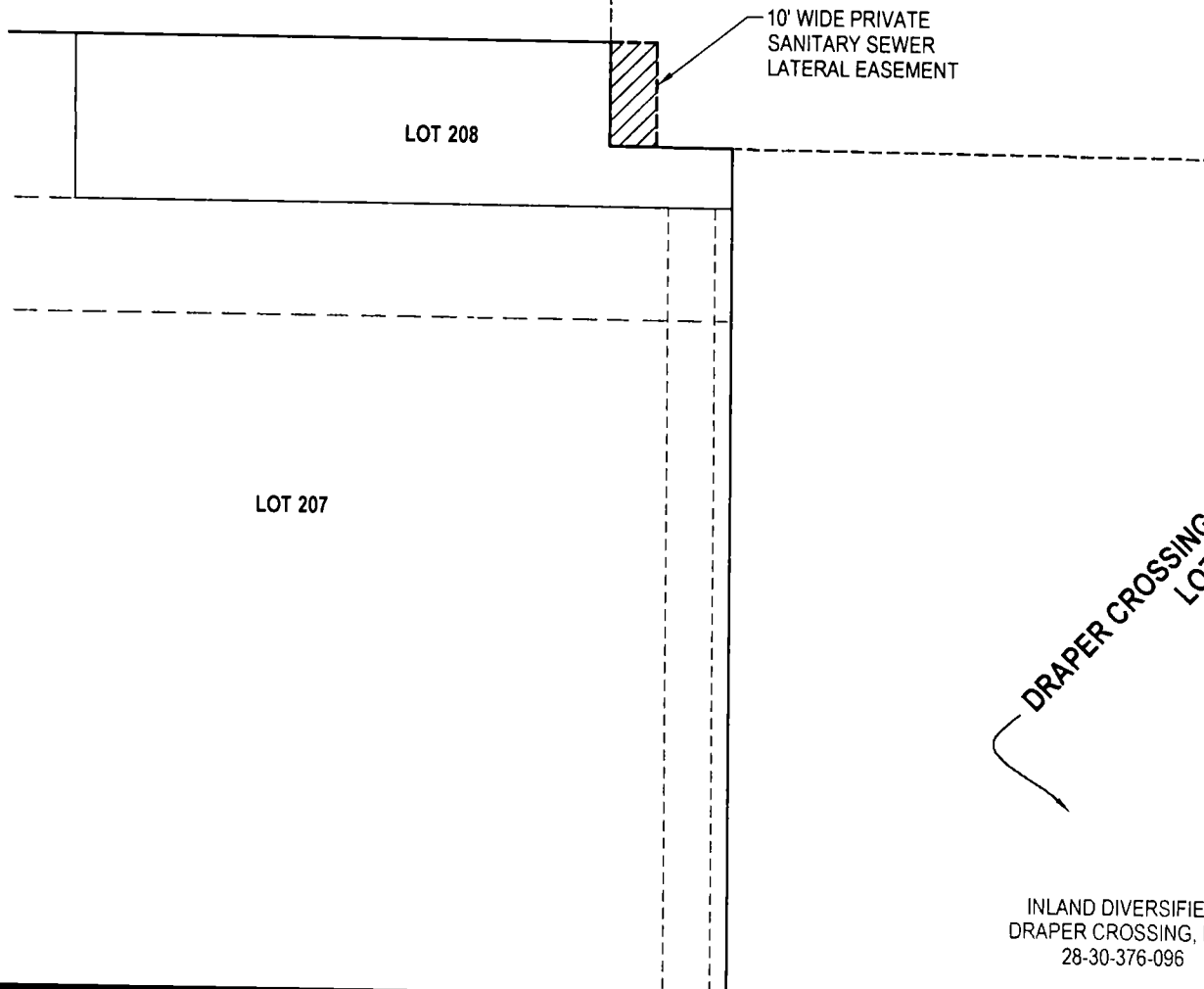


KRISTINE ANN PROPERTIES, LLC
28-30-351-079

LOT 2
MING II, LP
28-30-351-070

LOT 202
DRAPER CROSSING
SUBDIVISION PHASE 2
KRISTINE ANN PROPERTIES, LLC
28-30-351-074

SUMMERHAYS 123RD SUBDIVISION




10' WIDE PRIVATE
SANITARY SEWER
LATERAL EASEMENT

LOT 208

LOT 207

DRAPER CROSSING SUBDIVISION
LOT 3

INLAND DIVERSIFIED
DRAPER CROSSING, LLC
28-30-376-096

<p>PROJECT # DATE 5193E 10/19/23</p> <p>1 OF 1</p> <p>FILE SIDEASE-SSWR_lot 202</p>	<p>SUMMERHAYS LANDSCAPING ADDITION</p> <p>134 EAST 12300 SOUTH DRAPER, UTAH</p> <p>PRIVATE SANITARY SEWER LATERAL EXHIBIT</p>	<p>FOR SUMMERHAYS LANDSCAPE 134 E 12300 S DRAPER, UT PHONE: 801.556.8713</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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