

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

14167384 B: 11452 P: 7091 Total Pages: 4
10/25/2023 03:04 PM By: tpham 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.# 33-16-300-031-0000
33-16-300-033-0000
33-20-200-010-0000

GRANTOR: WASATCH SOUTH HILLS DEVELOPMENT CO., LLC
(South Hills Backbone East)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 16 and the Northwest Quarter of Section 21, 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: 70,443 square feet or 1.617 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 27th day of SEPTEMBER, 2023.

GRANTOR(S)

WASATCH SOUTH HILLS DEVELOPMENT CO., LLC

By: Craig Martin

Its: PRESIDENT
Title

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

On the 27th day of SEPTEMBER, 2023, personally appeared before me CRAIG MARTIN who being by me duly sworn did say that (s)he is the PRESIDENT of WASATCH SOUTH HILLS DEVELOPMENT CO., 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.

Matthew Scott Wilcox
Notary Public

My Commission Expires: 1-13-2027

Residing in: STATE OF UTAH

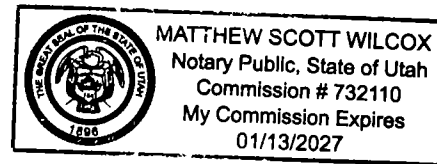


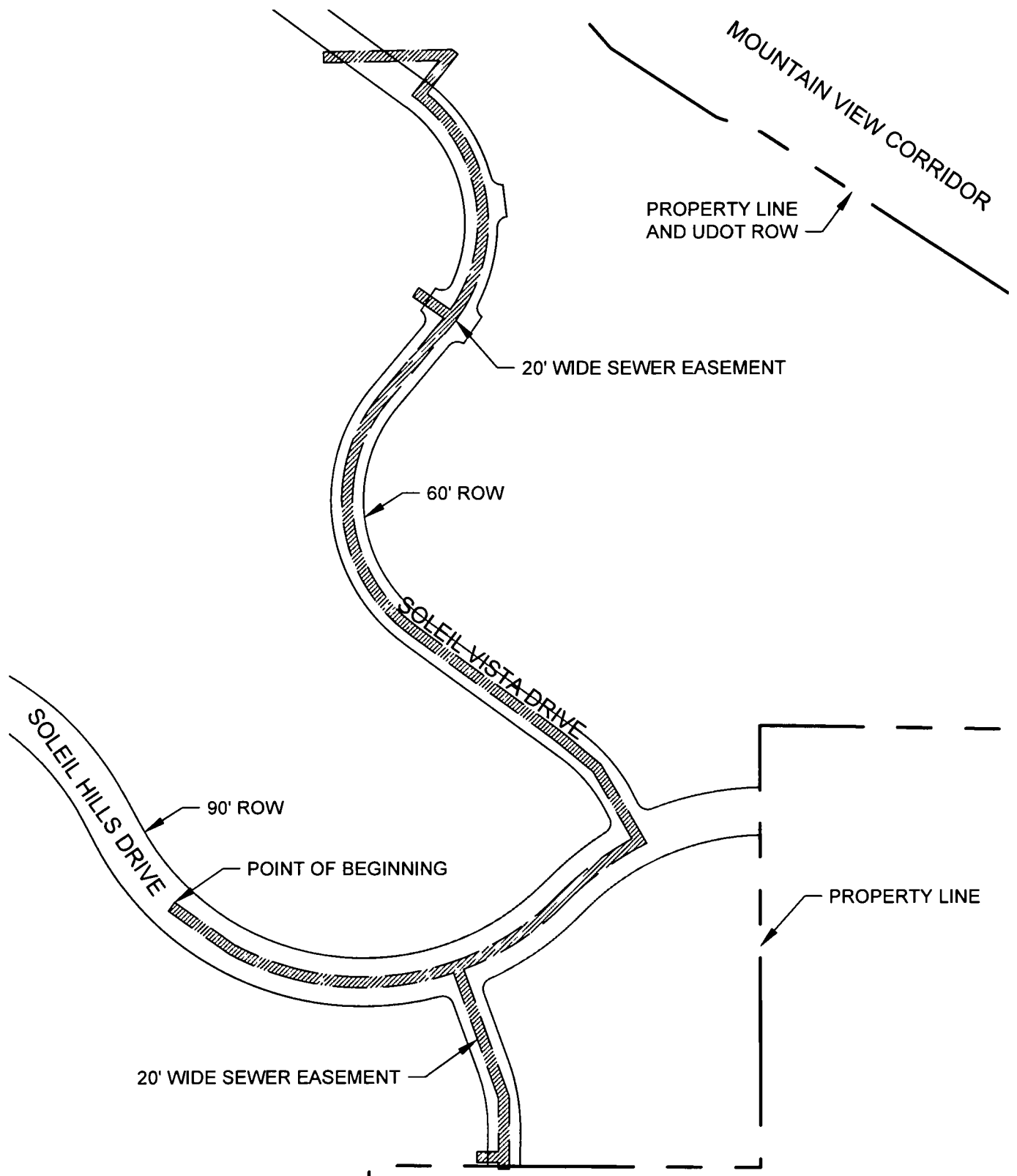
Exhibit 'A'

East Outfall Soleil Vista Drive

Beginning at a point which is S34°56'26E. 424.11 feet from the southwest quarter corner of section 16, township 4 south, range 1 west, salt lake base and meridian; thence S.54°24'00"E., a distance of 136.87 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.28°20'52"E., a radial distance of 500.00 feet; thence Easterly along the arc, through a central angle of 14°17'23", a distance of 124.70 feet; thence continue Easterly along said curve through a central angle of 33°47'20", a distance of 294.86 feet; thence continue Northeasterly along said curve through a central angle of 24°38'57", a distance of 215.11 feet; thence N.45°37'11"E., a distance of 18.92 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.46°11'41"E., a radial distance of 530.41 feet; thence Northeasterly along the arc, through a central angle of 17°58'34", a distance of 166.86 feet; thence along a line non-tangent to said curve, N.27°05'48"W., a distance of 109.50 feet; thence N.40°29'37"W., a distance of 67.07 feet; thence N.53°41'20"W., a distance of 391.89 feet to a point of curve to the right having a radius of 310.00 feet and a central angle of 62°44'21"; thence Northerly along the arc a distance of 339.45 feet; thence continue Northeasterly along said curve through a central angle of 30°59'08", a distance of 167.65 feet; thence N.40°02'08"E., a distance of 180.04 feet; thence N.55°11'42"W., a distance of 70.17 feet; thence N.34°48'18"E., a distance of 20.00 feet; thence S.55°11'42"E., a distance of 71.19 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N.55°47'34"W., a radial distance of 288.96 feet; thence Northerly along the arc, through a central angle of 88°44'15", a distance of 447.54 feet; thence N.37°50'03"E., a distance of 82.16 feet; thence S.89°01'08"W., a distance of 212.65 feet; thence N.00°58'52"W., a distance of 20.00 feet; thence N.89°01'08"E., a distance of 237.05 feet; thence S.52°09'57"E., a distance of 13.52 feet; thence S.37°50'03"W., a distance of 92.90 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S.39°19'57"W., a radial distance of 308.96 feet; thence Southerly along the arc, through a central angle of 86°52'30", a distance of 468.47 feet; thence along a line non-tangent to said curve, S.40°02'08"W., a distance of 191.33 feet to a point of curve to the left having a radius of 290.00 feet and a central angle of 30°59'08"; thence Southwesterly along the arc a distance of 156.83 feet; thence continue Southerly along said curve through a central angle of 62°44'21", a distance of 317.55 feet; thence S.53°41'20"E., a distance of 394.20 feet; thence S.40°29'37"E., a distance of 71.73 feet; thence S.27°05'48"E., a distance of 131.86 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.25°54'57"E., a radial distance of 510.41 feet; thence Southwesterly along the arc, through a central angle of 20°18'51", a distance of 180.97 feet; thence along a line non-tangent to said curve, S.45°37'11"W., a distance of 19.24 feet to a point of curve to the right having a radius of 520.00 feet and a central angle of 23°33'09"; thence Southwesterly along the arc a distance of 213.75 feet; thence along a line non-tangent to said curve, S.19°28'06"E., a distance of 250.98 feet; thence S.00°08'51"E., a distance of 135.38 feet; thence N.89°39'31"W., a distance of 20.19 feet; thence N.00°20'29"E., a distance of 11.75 feet; thence N.89°49'18"W., a distance of 39.97 feet; thence N.00°10'42"E., a distance of 20.00 feet; thence S.89°49'18"E., a distance of 39.94 feet; thence N.00°08'51"W., a distance of 100.08 feet; thence N.19°28'13"W., a distance of 247.46 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.18°37'27"W., a radial distance of 520.00 feet; thence Westerly along the arc, through a central angle of 32°40'55", a distance of 296.61 feet; thence continue Westerly along said curve through a central angle of 14°25'51", a distance of 130.97 feet; thence along a line non-tangent to said curve, N.54°24'00"W., a distance of 138.12 feet; thence N.35°36'00"E., a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 70,443.15 square feet or 1.617 acres, more or less.

P:\Shared Files\Projects\2291 - South Hills Backbone Infrastructure\South Hills Parkway\00-Cadd\03-Sewer Easements\East Outfall - Soleil Vista Dr.dwg August 17, 2023 - 12:48 PM



SCALE 1" = 250'
DRAWN BY RJF
CHECKED BY -
DATE 08.16.2023
PROJECT No 2291

SEWER EASEMENT
 EAST OUTFALL
 SOLEIL VISTA DRIVE
 HERRIMAN CITY, UTAH



infinity
CONSULTANTS

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