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14182929 B: 11460 P: 3370 Total Pages: 4  
12/07/2023 10:51 AM By: Mwestergard Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



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

PARCEL I.D.# 26-25-201-012-0000  
GRANTOR: SUNRISE 3, LLC  
(Studio Business Park)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 25, Township 3 South, Range 2 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: 10,506 square feet or 0.24 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



## Exhibit 'A'

Located in the Northeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly boundary line of COPPER CREEK ESTATES PHASE 1, according to the official plat thereof recorded November 5, 1997 as Entry No. 6783129 in Book 97-11P at Page 343 in the Salt Lake County Recorder's Office, said point also being S89°39'15"E 1338.89 feet along the Section line and S00°20'45"W 301.40 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along said boundary line S00°20'47"W 20.08 feet; thence N89°38'30"W 369.27 feet; thence N37°36'21"W 165.00 feet; thence N52°23'39"E 20.00 feet; thence S37°36'21"E 155.23 feet; thence S89°39'13"E 359.51 feet to the point of beginning.

Containing 0.24 acres +/-

NORTH 1/4 CORNER OF  
SECTION 25, T3S, R2W, SLB&M  
STANDARD 2.5" MONUMENT  
(FOUND)

NORTHEAST CORNER OF  
SECTION 25, T3S, R2W, SLB&M  
STANDARD 2.5" MONUMENT  
(FOUND)

(ARP: S89°55'17"E 2,677.83')

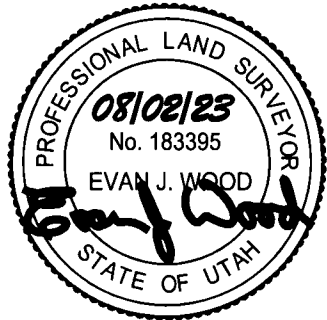
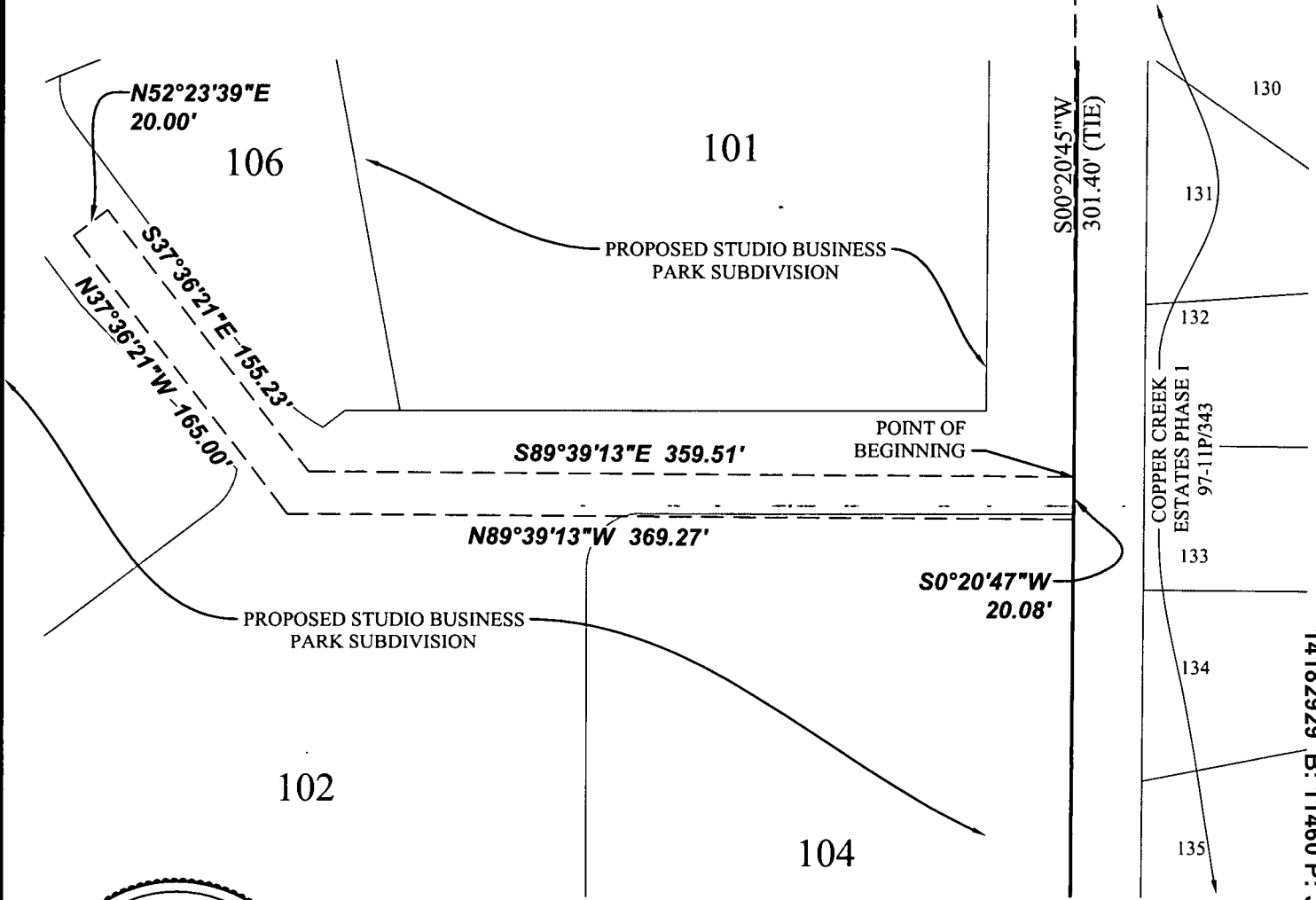
24  
25

BASIS OF BEARING: S89°39'15"E (SECTION LINE) MEASURED: 2,677.92'

1338.89' (TIE)

24  
25

19  
30



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**FOCUS**<sup>®</sup>  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

# SVSD SEWER EASEMENT EXHIBIT

Date Created:  
07/31/2023  
Scale: NTS  
Drawn: RM  
Job: 21-0042  
Sheet:

1 OF 1

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