

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

14247531 B: 11495 P: 4251 Total Pages: 4  
06/03/2024 12:58 PM By: EMehanovic 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.# 33-01-151-007-0000  
GRANTOR: GARDNER EIGHTH & MAIN VISTA, LC  
(Vista 600 West Phase 2)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 1, 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: 20,256 square feet or 0.465 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 23<sup>rd</sup> day of MAY, 2024

GRANTOR(S)

GARDNER EIGHTH & MAIN VISTA, LC

By: [Signature]

Its: Manager Title

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

On the 23<sup>rd</sup> day of May, 2024, personally appeared before me Christian Gardner who being by me duly sworn did say that (s)he is the Manager of **GARDNER EIGHTH & MAIN VISTA, LC** 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.

My Commission Expires: 2/1/26

Residing in: Salt Lake

[Signature]  
NAIDEN PASHLEY  
Notary Public State of Utah  
My Commission Expires on:  
February 01, 2026  
Comm. Number: 722794

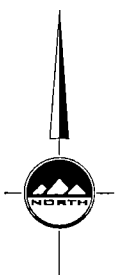
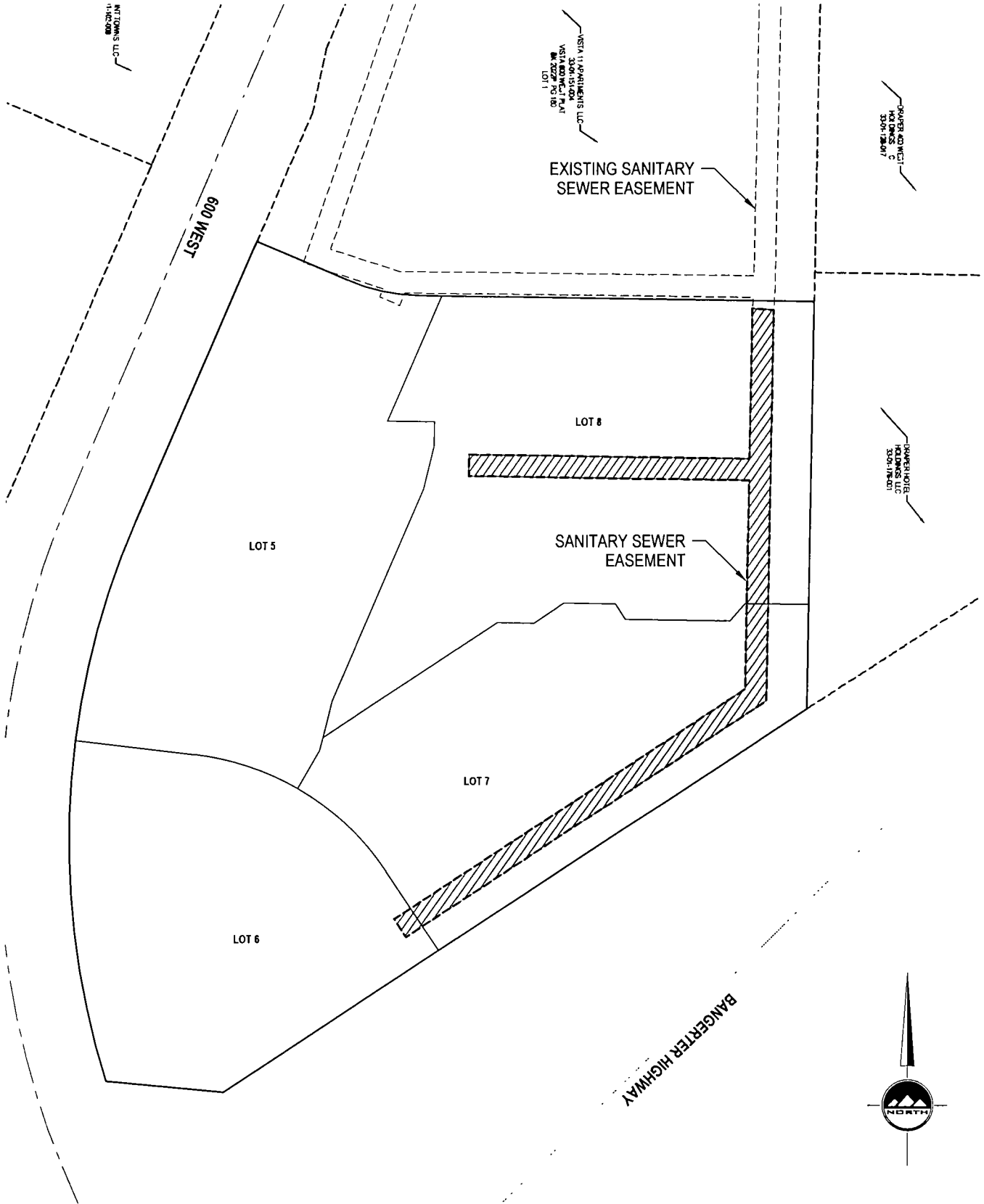
## Exhibit 'A'


### Vista 11 – Sewer Easement

Beginning at a point being South 89°58'34" East 1,284.17 feet along the north section line and South 1,507.65 feet from the Northwest Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°57'11" West 148.44 feet;  
thence South 00°57'09" West 214.87 feet;  
thence South 56°34'27" West 399.78 feet;  
thence North 33°25'33" West 20.00 feet;  
thence North 56°34'27" East 389.23 feet;  
thence North 00°57'09" East 194.31 feet;  
thence North 89°03'55" West 259.79 feet;  
thence North 00°56'05" East 20.00 feet;  
thence South 89°03'55" East 259.80 feet;  
thence North 00°57'11" East 139.39 feet;  
thence South 86°20'20" East 20.02 feet to the point of beginning.

Contains 20,256 Square Feet or 0.465 Acres



PROJECT NUMBER 7928B PROJECT MANAGER RQF  <b>1 OF 1</b>	PRINT DATE 2024-05-14 DESIGNED BY KFW	<h3 style="text-align: center;">VISTA 600 WEST</h3> <h4 style="text-align: center;">PHASE 2</h4> <p style="text-align: center;">13677 SOUTH 600 WEST DRAPER, UTAH</p> <h4 style="text-align: center;">SANITARY SEWER EASEMENT EXHIBIT</h4>	 <p style="text-align: center;"><b>ENSIGN</b> THE STANDARD IN ENGINEERING</p>	SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone 801 255 0529 WWW.ENSIGNENG.COM
		LAYTON Phone 801 547 1100 TOOELE Phone 435 843 2590 CEDAR CITY Phone 435 865 1453 RICHFIELD Phone 435 896 2863		