

When Recorded Return to:

Jordan Basin Improvement District  
1253 W. Jordan Basin Lane  
Bluffdale, Utah 84065

14306281 B: 11528 P: 5227 Total Pages: 3  
10/28/2024 03:56 PM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JORDAN BASIN IMPROVEMENT DISTRICT  
1253 E JORDAN BASIN LANE BLUFFDALE, UT 84065



**PARCEL NO.: 26-24-101-018**

**GRANTOR: DTDB 11 LLC**

Page 1 of 3

## **SEWER LATERAL EASEMENT**

A ten (10) foot wide private sewer lateral easement located in the Northwest Quarter of Section 24, 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 considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S) hereby grant, convey, sell, and set over unto LHMRE LLC, 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, said strip more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1118.542 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4422.306 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 55°05'50" West 10.224 feet; thence North 55°56'58" West 3.620 feet; thence South 34°03'02" West 0.458 feet; thence North 55°56'58" West 17.921 feet; thence North 51°16'47" East 39.496 feet; thence South 38°43'13" East 10.000 feet; thence South 51°16'47" West 25.925 feet; thence South 55°56'58" East 11.642 feet to the point of beginning.

Property contains 0.011 acres, 491 square feet.

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 28 day of October, 2024.

GRANTOR(S)

By: LHMRE, LLC

Its: Operating Manager

By: [Signature] Michael Kunkel

Its: Treasurer

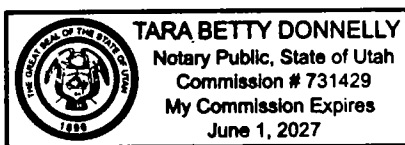
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 28 day of October, 2024, Michael Kunkel, the signers of the above instrument, personally appeared before me and duly acknowledged to me they executed the same.

[Signature]  
Notary Public

My Commission Expires: 6-1-27

Residing in: SLC, UT



10.00' PRIVATE SEWER  
LATERAL EASEMENT IN  
FAVOR OF LOT C-109

C-111

C-110

P.O.B

C-109



SCALE 1"=20'

LEGEND

 PROPOSED PRIVATE SEWER EASEMENT



**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

**PRIVATE SEWER EASEMENT**  
**UCP1**