

When Recorded Return to:

LHMRE, LLC
9350 South 150 East
Suite #140, Sandy UT 84070

14314003 B: 11532 P: 6698 Total Pages: 4
11/15/2024 11:14 AM 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 NO.: 26-24-101-018-0000

GRANTOR: DTDB 11 LLC

Page 1 of 4

SEWER LATERAL EASEMENT

A ten (10) foot wide 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, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 1,013 square feet or 0.023 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 8 day of November, 2024.

GRANTOR(S)

DTDB 11 LLC

By: [Signature]

Its: Treasurer
Title

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

On the 8th day of November, 2024, personally appeared before me Michael Kunkel who being by me duly sworn did say that (s)he is the Treasurer of DTDB 11 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.

Tara Betty Donnelly
Notary Public

My Commission Expires: 6-1-27

Residing in: SLC, Utah

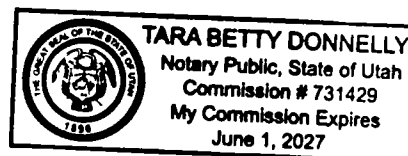


Exhibit 'A'

Urban Center Plat 1 – Private Sewer Easements

Line 1

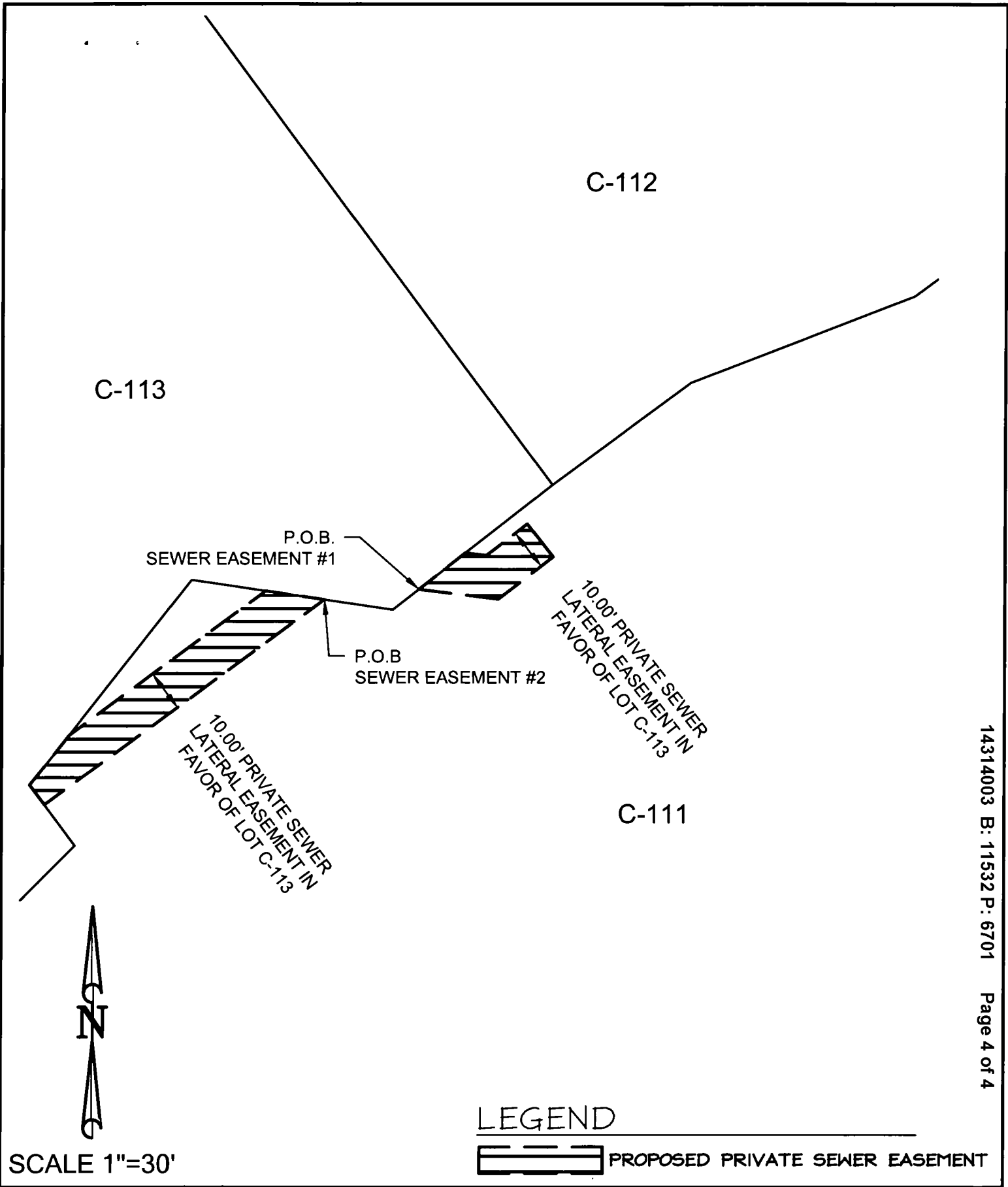
Beginning at a point that lies South 89°55'30" East 1024.990 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4529.902 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 51°45'01" East 14.054 feet; thence South 82°53'15" East 5.063 feet; thence North 52°06'45" East 12.287 feet; thence South 37°53'15" East 10.000 feet; thence South 52°06'45" West 16.429 feet; thence North 82°53'15" West 19.080 feet to the point of beginning.

Property contains 0.006 acres, 264 square feet.

Line 2

Beginning at a point that lies South 89°55'30" East 1002.551 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 4527.401 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 53°27'06" West 82.873 feet; thence North 36°32'54" West 5.916 feet; thence North 37°57'11" East 15.285 feet; thence North 53°27'06" East 58.144 feet; thence South 81°32'54" East 14.142 feet to the point of beginning.

Property contains 0.017 acres, 749 square feet.



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PERIGEE
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CIVIL • STRUCTURAL • SURVEY

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WWW.PERIGEECONSULTING.COM

PRIVATE SEWER EASEMENT
UCP1

PREPARED FOR: LHMRE