

After recording return
to: Fry Construction and
Development LLC

PO Box 17848
Holladay, Utah 84117

14316942 B: 11534 P: 3536 Total Pages: 8
11/22/2024 12:34 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FRY CONSTRUCTION AND DEVELOPMENT LLC
PO BOX 17848 SALT LAKE CITY, UT 84117



SEWER EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, on this day 22nd November 2024, by Fry Construction and Development LLC, Todd William Bradford, **Grantor/s**, City of Holladay, County of Salt Lake, State of Utah, hereby grants, conveys, sells, and sets over unto Maeve Johnston, as **Grantee**, its successors and assigns, a perpetual easement to, maintain, operate, repair, inspect, sewer and pipeline. Said easement being situated in Salt Lake County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described as follows:

An easement located in the [Quarter of Section, Township, Range, Base and Meridian], more particularly described as follows:

Beginning at the southeast corner of said Lot 3, said southeast corner being South 00°05'50" West 866.94 feet along the Quarter Section line to the monument line of 3900 South Street and South 89°59'00" East 115.88 feet along said monument line to the monument at the intersection of 1700 East Street and 3900 South Street and South 03°34'33" West 40.08 feet to the northeast corner of said subdivision and South 89°57'10" East 115.00 feet along the subdivision line and South 05°40'00" East 201.06 feet along the subdivision line from the Center Quarter Corner of said Section 33, and running thence South 05°40'00" East 16.72 feet along the easterly line of said Lot 4; thence South 84°20'00" West 10.00 feet to a line parallel with and 10.0-foot westerly distant from said easterly line;
thence North 05°40'00" West 17.71 feet along said parallel line to the southerly line of said Lot 3; thence South 90°00'00" West 76.35 feet along said southerly line to the easterly line of Holladay Court; thence North 05°40'00" West 5.02 feet along said street to a line parallel with and 5.00-foot northerly distant from the southerly line of said Lot 3;
thence North 90°00'00" East 86.39 feet along said parallel line to the easterly line of said Lot 3; thence South 05°40'00" East 5.02 feet along the easterly lot line to the southeast corner of said Lot 3 and to the point of beginning.

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to maintain, operate, repair, inspect; provided, however, that Grantee and its agent will enter upon the easement and Grantor's property at their sole risk and hazard. Grantee and Grantee's agents accept the easement granted herein and all aspects thereof in their "AS IS," WHERE IS" condition, without warranties, either express or implied, "WITH ALL FAULTS," including, but not limited to, both latent and patent defects, the existence of hazardous materials, if any, and any other easements, rights, or other encumbrances affecting the same.

located within the easement in good order and condition. Grantee shall promptly repair any damage to the Grantor's property caused by Grantee and/or Grantee's agents as set forth in Utah Code Ann. §54-3-27(2)(b).

Grantee shall maintain, and ensure that all of Grantee's agents maintain, policies of insurance which, at a minimum, are sufficient to ensure Grantee's obligations as set forth herein.

Nothing contained herein shall be deemed to be a gift or dedication of any portion of Grantor's property to the general public or for the general public or for any public purpose whatsoever, nor do the provisions herein create any third-party beneficiary rights in any person not specifically benefited by the terms and provisions hereof.

This agreement shall be governed and construed in accordance with the laws of the State of Utah. In the event any legal action or proceeding for the enforcement of any right or obligation herein contained is commenced, the prevailing party in such action or proceeding shall be entitled to recover its costs and reasonable attorneys' fees. This agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all of such counterparts shall constitute one and the same agreement.

In witness whereof, the Grantor has executed this easement this

22 day of NOVEMBER, 2024.

[GRANTOR]



By: NAME, TITLE

TODD W. BRADFORD

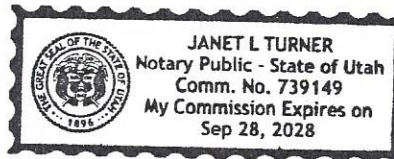
State of Utah

County of Salt Lake :ss

On the 22 day of Nov., 2024, personally appeared before me
Todd William Bradford, who acknowledged to be the [TITLE] of [GRANTOR], and that
he/she, as such [TITLE], being authorized so to do, executed the foregoing instrument for
the purposes therein contained.



Notary Public



In witness whereof, the Grantor has executed this easement this

22 day of NOVEMBER, 2024.

[GRANTOR]

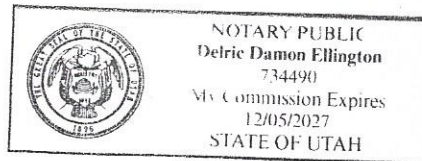
[Signature]
By: NAME, TITLE PRESIDENT

State of Utah

County of SALT LAKE

On the 22 day of NOVEMBER, 2024, personally appeared before me BRANDON FRY, who acknowledged to be the [TITLE] of [GRANTOR], and that he/she, as such [TITLE], being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



In witness whereof, the Grantee has executed this easement this

22 day of NOVEMBER, 2024.

[GRANTEE]

MAEVE JOHNSTON

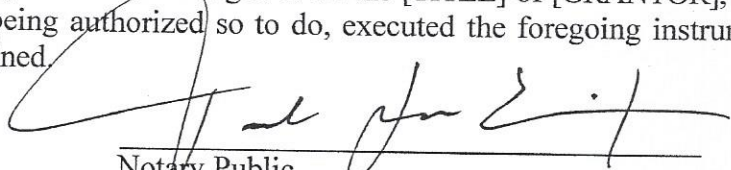
By: NAME, TITLE

State of Utah

County of _____ :SS

SALT LAKE

On the 22nd day of NOVEMBER, 2024, personally appeared before me MAEVE JOHNSTON, who acknowledged to be the [TITLE] of [GRANTOR], and that he/she, as such [TITLE], being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

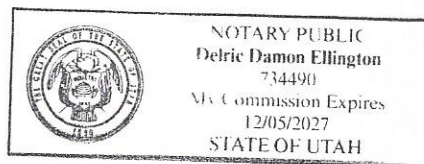


Exhibit A

Legal Description of the Properties Affected:

Parcel No. **1633405060000** Lot 4 Holladay Court
LOT 4, HOLLADAY COURT SUBDIVISION 11371-5469

Parcel No. **16334050590000** Lot 3 Holladay Court
LOT 3, HOLLADAY COURT SUBDIVISION

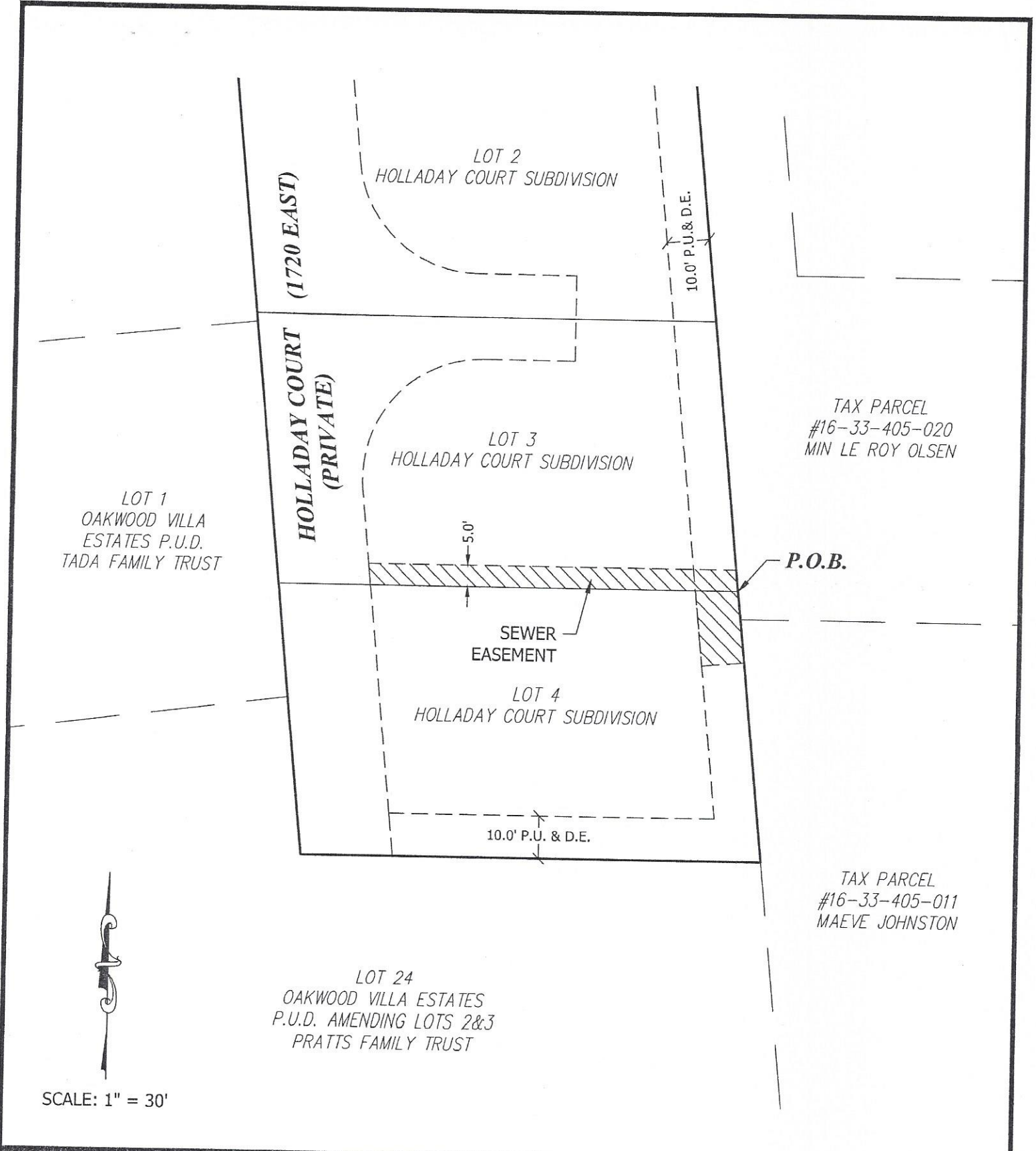
Parcel No. **16334050110000** 1782 E 3900 S
COM 869.22 FT S & 220.63 FT E & S 5[^]40' E 246.63 FT FR NW COR OF SE 1/4 SEC 33 T 1S
R 1E SL MER E 142.38 FT S 16[^]56' E 121.25 FT W 166.19 FT N 5[^]40' W 116.57 FT TO BEG
0.44 AC 9663-9697 10043-6010 10093-4937 10887-6319

Easement Description (Over Lots 3 & 4, In Favor of Maeve Johnston)

An easement located over Lot 3 and Lot 4, Holladay Court Subdivision, located in the Southeast Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, said easement being described as follows:

Beginning at the southeast corner of said Lot 3, said southeast corner being South 00°05'50" West 866.94 feet along the Quarter Section line to the monument line of 3900 South Street and South 89°59'00" East 115.88 feet along said monument line to the monument at the intersection of 1700 East Street and 3900 South Street and South 03°34'33" West 40.08 feet to the northeast corner of said subdivision and South 89°57'10" East 115.00 feet along the subdivision line and South 05°40'00" East 201.06 feet along the subdivision line from the Center Quarter Corner of said Section 33, and running thence South 05°40'00" East 16.72 feet along the easterly line of said Lot 4;
thence South 84°20'00" West 10.00 feet to a line parallel with and 10.0-foot westerly distant from said easterly line;
thence North 05°40'00" West 17.71 feet along said parallel line to the southerly line of said Lot 3;
thence South 90°00'00" West 76.35 feet along said southerly line to the easterly line of Holladay Court;
thence North 05°40'00" West 5.02 feet along said street to a line parallel with and 5.00-foot northerly distant from the southerly line of said Lot 3;
thence North 90°00'00" East 86.39 feet along said parallel line to the easterly line of said Lot 3;
thence South 05°40'00" East 5.02 feet along the easterly lot line to the southeast corner of said Lot 3 and to the point of beginning.





LOT 1
OAKWOOD VILLA
ESTATES P.U.D.
TADA FAMILY TRUST

(1720 EAST)
**HOLLADAY COURT
(PRIVATE)**

LOT 2
HOLLADAY COURT SUBDIVISION

LOT 3
HOLLADAY COURT SUBDIVISION

LOT 4
HOLLADAY COURT SUBDIVISION

LOT 24
OAKWOOD VILLA ESTATES
P.U.D. AMENDING LOTS 2&3
PRATTS FAMILY TRUST

TAX PARCEL
#16-33-405-020
MIN LE ROY OLSEN

TAX PARCEL
#16-33-405-011
MAEVE JOHNSTON

SEWER
EASEMENT

P.O.B.



SCALE: 1" = 30'

REVISED SEWER EASEMENT EXHIBIT

3915 & 3919 SOUTH HOLLADAY COURT
LOT 3 & 4, HOLLADAY SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 33, T.1S., R.1E., S.L.B.&M.
HOLLADAY CITY, SALT LAKE COUNTY, UTAH

DRAWN:
DEW 11/19/2024
PROJECT: 1522005

EX1
EASEMENT EXHIBIT
1 OF 1

Entellus™
1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236