

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

12880275
11/05/2018 01:05 PM \$0.00
Book - 10727 Pg - 8475-8478
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: KRA, DEPUTY - III 4 P.

PARCEL I.D.# 33-04-401-009
GRANTOR: JFRG Bluffdale, LLC
(Saddleback Pointe & Hobby Caves Mainline)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 4, 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: approx. 26,118 square feet or 0.60 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 1st day of November, 2018.

GRANTOR(S)

JFRG Bluffdale, LLC

By: [Signature]

Its: Managing member
Title

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

On the 1st day of November, 2018, personally appeared before me Ronald [Signature] who being by me duly sworn did say that (s)he is the Managing Member of JFRG BLUFFDALE, 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.

[Signature]
Notary Public

My Commission Expires: 8/31/18

Residing in: Salt Lake City, Utah

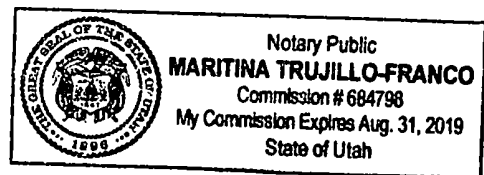


Exhibit 'A'

Commencing at the center of Section 4, Township 4 South, Range 1 West, Salt Lake Meridian;
thence South 0°20'01" West 544.15 feet along the quarter section line;
thence East 44.01 feet to the POINT OF BEGINNING;

thence North 00°20'00" East 20.00 feet;
thence East 567.39 feet;
thence North 62°02'33" East 54.96 feet;
thence South 89°42'36" East 433.16 feet;
thence North 05°01'35" East 174.18 feet;
thence South 84°58'25" East 20.00 feet;
thence South 05°01'35" West 187.37 feet;
thence South 05°36'15" West 57.21 feet;
thence North 89°40'00" West 19.93 feet;
thence North 00°17'34" East 51.74 feet;
thence North 89°42'36" West 421.74 feet;
thence South 62°02'33" West 54.91 feet;
thence West 572.48 feet to the POINT OF BEGINNING.

Contains 26,118 square feet or 0.60 acres, more or less.

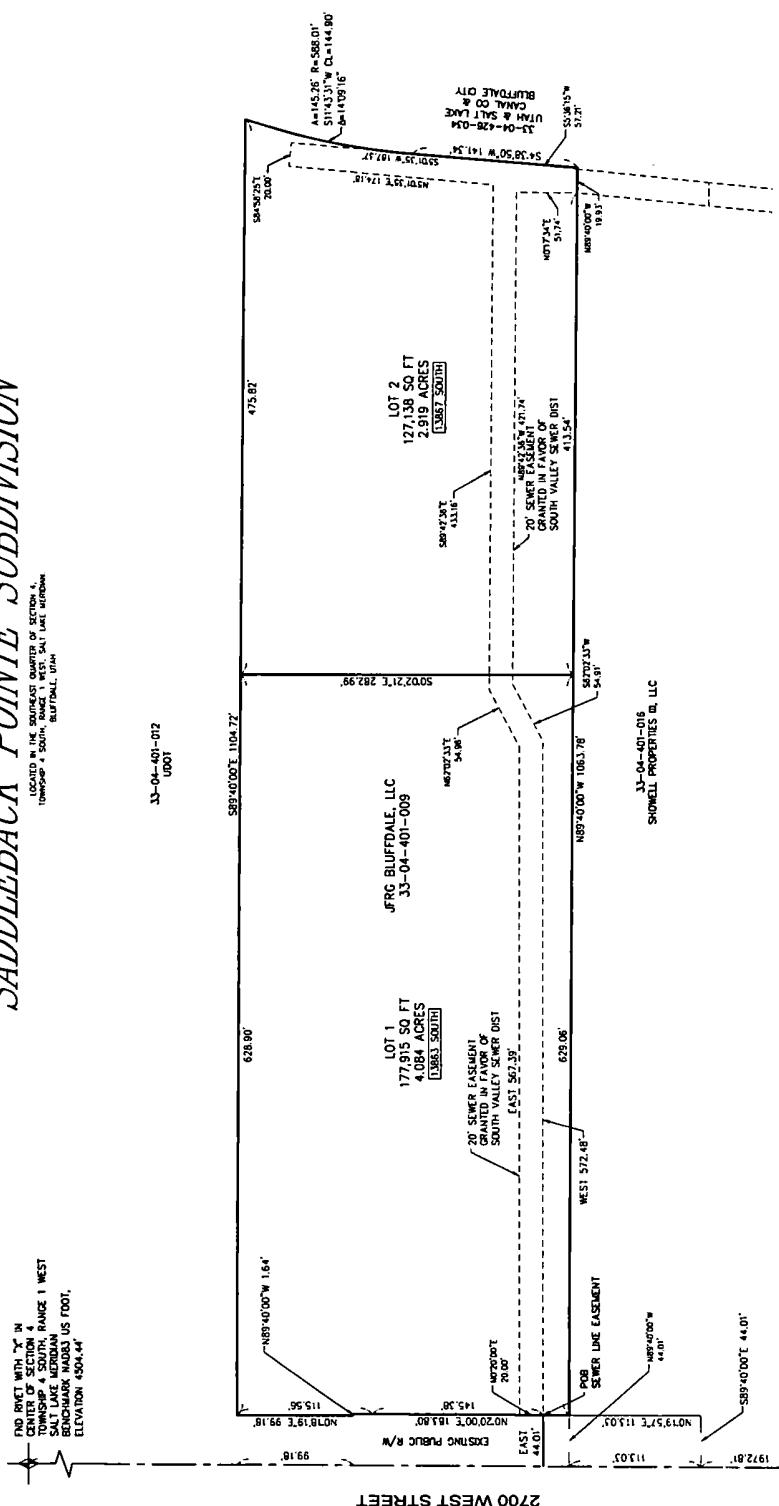
SADDLEBACK POINTE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, BUFFALO, UTAH



FIND RIVET WITH "X" IN
CENTER OF SECTION 4
SOUTH 1/4 COR SECTION 4
SALT LAKE MERIDIAN
BENCHMARK NA083 US FOOT,
ELEVATION 4504.44'

FIND 2.5" SLOO BRASS CAP
IN HAND HOLE
SOUTH 1/4 COR SECTION 4
SALT LAKE MERIDIAN
BENCHMARK NA083 US FOOT,
ELEVATION 4510.07'



SEWER LINE LEGAL DESCRIPTION

Commencing at the center of Section 4, Township 4 South, Range 1 West, Salt Lake Meridian, and thence South 07°01' West 244.13 feet along the quarter section line; thence East 44.01 feet to the POINT OF BEGINNING;

thence North 00°20'00" East 70.00 feet;

thence East 567.35 feet;

thence North 57°07'33" East 54.96 feet;

thence South 89°27'36" East 433.16 feet;

thence North 00°01'35" East 174.18 feet;

thence South 84°38'25" East 70.00 feet;

thence South 00°01'35" West 187.27 feet;

thence South 00°36'15" West 37.21 feet;

thence North 88°49'00" West 19.93 feet;

thence North 00°17'34" East 51.74 feet;

thence North 89°42'36" West 27.74 feet;

thence South 57°07'33" West 54.91 feet;

thence West 572.48 feet to the POINT OF BEGINNING.

Contains 26.18 square feet or 0.60 acre, more or less.



**SUNRISE
ENGINEERING**

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