

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

13655149
05/06/2021 03:10 PM \$ 0.00
Book - 11170 Pg - 1253-1256
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: ZHA, DEPUTY - WI 4 P.

PARCEL I.D.# 33-07-428-002-0000
GRANTOR: ACADEMY VILLAGE LAND HOLDINGS, LLC
(Academy Village Marketplace Pod 35 (Lots M-Q) Mainline)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 7, 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: 20,099 square feet or 0.46 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 30 day of APRIL, 2021.

GRANTOR(S)

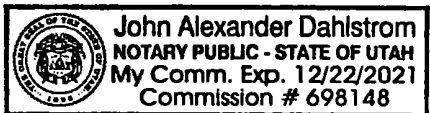
ACADEMY VILLAGE LAND HOLDINGS, LLC

By: [Signature]

Its: AUTHORIZED REPRESENTATIVE
Title

STATE OF UTAH)
)
)
COUNTY OF SALT LAKE)

On the 30 day of APRIL, 2021, personally appeared before me John Dahlstrom who being by me duly sworn did say that (s)he is the AUTHORIZED REPRESENTATIVE of ACADEMY VILLAGE LAND HOLDINGS, 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: 12/22/2021

Residing in: [Signature]

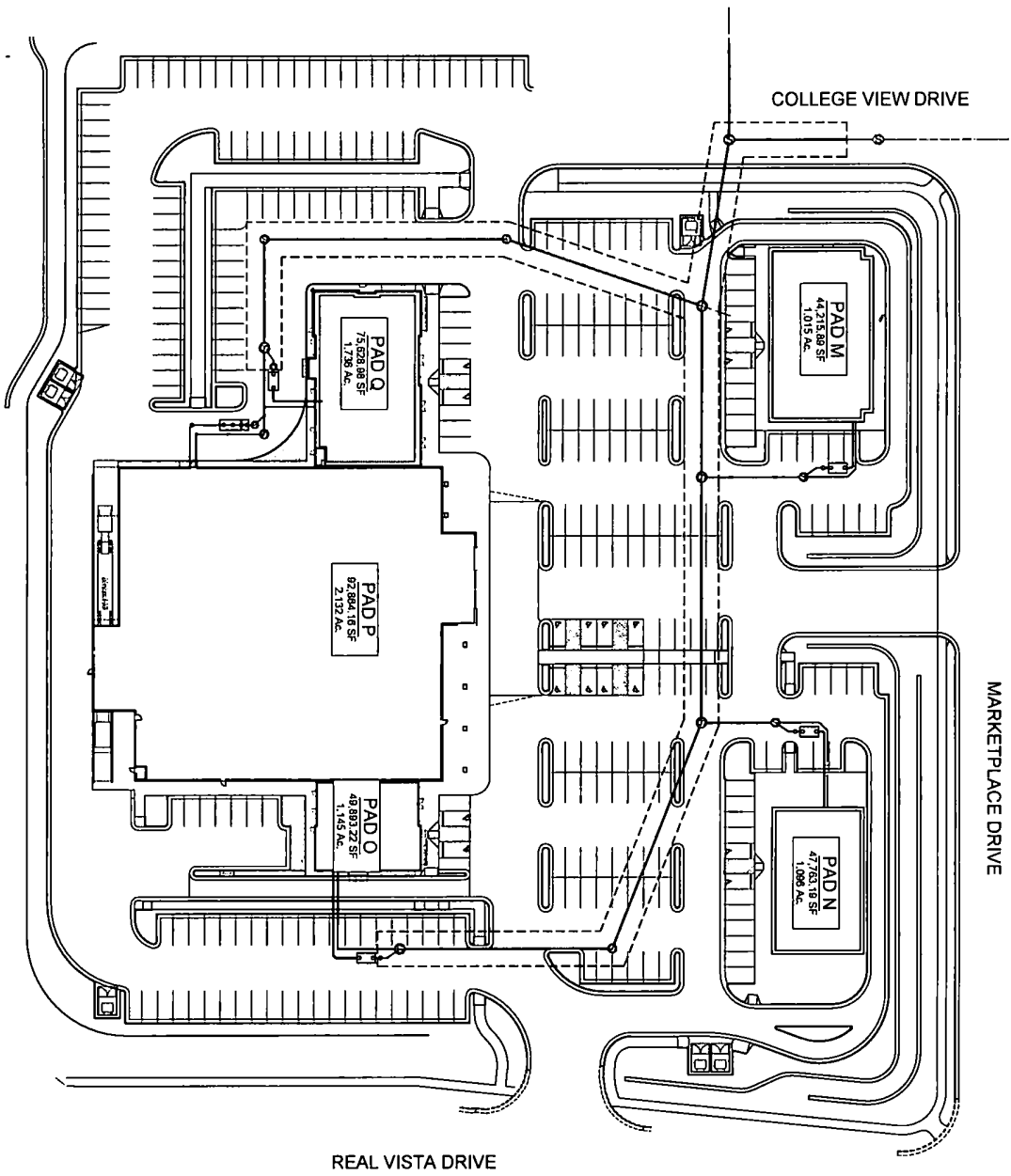
Exhibit 'A'

Sewer Easement for Lee's Market in POD 35

A TWENTY FOOT (20') WIDE SEWER EASEMENT THAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS WEST 493.55 FEET AND SOUTH 555.70 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 51°36'00" EAST 20.00 FEET; THENCE SOUTH 38°24'00" WEST 59.61 FEET; THENCE SOUTH 42°10'54" EAST 86.96 FEET; THENCE SOUTH 51°36'00" EAST 242.14 FEET; THENCE SOUTH 30°14'37" EAST 149.49 FEET; THENCE SOUTH 38°24'00" WEST 141.98 FEET; THENCE NORTH 51°36'00" WEST 20.00 FEET; THENCE NORTH 38°24'00" EAST 128.32 FEET; THENCE NORTH 30°14'37" WEST 132.07 FEET; THENCE NORTH 51°36'00" WEST 232.03 FEET; THENCE SOUTH 57°13'07" WEST 109.94 FEET; THENCE SOUTH 38°24'12" WEST 127.93 FEET; THENCE SOUTH 51°36'00" EAST 65.14 FEET; THENCE SOUTH 38°24'00" WEST 20.00 FEET; THENCE NORTH 51°36'00" WEST 85.14 FEET; THENCE NORTH 38°24'12" EAST 151.25 FEET; THENCE NORTH 57°13'07" EAST 108.62 FEET; THENCE NORTH 42°10'54" WEST 92.95 FEET; THENCE NORTH 38°24'00" EAST 76.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 20,099 SQ/FT OR 0.46 ACRES



SS EASE
SUBJECT

LEE'S MARKETPLACE
ACADEMY VILLAGE POD 35 (LOTS M-Q)
SEWER EASEMENT PLAN
HERRIMAN, UTAH

infinity
CONSULTANTS
2975 Executive Parkway Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SCALE (HORIZ): NA
SCALE (VERT): NA
DRAWN BY: DP
CHECKED BY: RMD
DATE: 3.12.2021
PROJECT No. 2426

No.	DESCRIPTION	BY	DATE

