

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

13832894  
11/24/2021 01:35 PM \$0.00  
Book - 11274 Pg - 196-203  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: ZHA, DEPUTY - WI 8 P.

PARCEL I.D.# 28-30-401-044-0000  
GRANTOR: DRAPER SCHOOL DEVELOPMENT, LLC  
(Rasmussen Family Farms Subdivision)  
Page 1 of 8

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southeast Quarter of Section 30, Township 3 South, Range 1 East, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 37,836 square feet or 0.869 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 18 day of November, 2021.

GRANTOR(S)

DRAPER SCHOOL DEVELOPMENT, LLC

By: [Signature]

Its: MANAGER  
Title

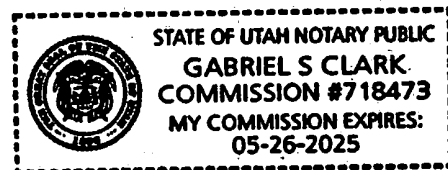
STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

On the 18<sup>th</sup> day of November, 2021, personally appeared before me Sheldon Killpack who being by me duly sworn did say that (s)he is the Manager of DRAPER SCHOOL DEVELOPMENT, 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: 5/26/25

Residing in: Utah



**Exhibit 'A'**

**20' Sanitary Sewer Easement #2 (12160 South, 320 East, 12180 South)**

A part of the Southeast Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah

Beginning at a point which is 2555.89 feet North 0°03'00" West along the Quarter Section line and 68.03 feet North 89°57'00" East from the South Quarter corner of said Section 30: running thence North 89°47'56" East 539.79 feet; thence South 0°12'04" East 20.00 feet; thence South 89°47'56" West 416.20 feet; thence South 0°03'00" East 243.83 feet; thence South 89°57'11" West 20.00 feet; thence North 0°03'00" West 113.17 feet; thence South 89°56'55" West 115.67 feet; thence North 0°03'05" West 20.00 feet; thence North 89°56'55" East 115.67 feet; thence North 0°03'00" West 110.61 feet; thence South 89°47'56" West 103.58 feet; thence North 0°12'04" West 20.00 feet to the point of beginning.

Contains: 17,985 sq.ft. or 0.413 acres

**20' Sanitary Sewer Easement #3 (12190 South, 375 East)**

A part of the Southeast Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah

Beginning at a point which is 2349.48 feet North 0°03'00" West along the Quarter Section line and 310.71 feet North 89°57'00" East from the South Quarter corner of said Section 30: running thence North 89°57'00" East 209.48 feet; thence North 0°01'04" West 84.00 feet; thence North 89°58'56" East 20.00 feet; thence South 0°01'04" East 244.43 feet; thence South 38°49'21" West 69.54 feet to a point of curvature; thence 21.57 feet Northwesterly along the arc of a 167.00 feet Radius curve to the right through a Delta Angle of 7°24'01", and Long Chord of North 29°16'57" West 21.55 feet (Center bears North 57°01'02" East); thence North 38°49'21" East 54.58 feet; thence North 0°03'00" West 133.28 feet; thence South 89°57'00" West 209.48 feet; thence North 0°03'00" West 20.00 feet to the point of beginning.

Contains: 10,247 sq.ft. or 0.235 acres

**20' Sanitary Sewer Easement #4 (315 East, 12220 South)**

A part of the Southeast Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah

Beginning at a point which is 2226.37 feet North 0°03'00" West along the Quarter Section line and 166.92 feet North 89°57'00" East from the South Quarter corner of said Section 30: running thence North 89°57'00" East 20.21 feet; thence South 8°13'22" West 25.74 feet; thence South 0°00'05" West 84.24 feet; thence North 89°59'54" East 98.13 feet; thence North 58°36'48" East

83.80 feet; thence South  $31^{\circ}23'12''$  East 20.00 feet; thence South  $58^{\circ}36'48''$  West 89.42 feet; thence South  $89^{\circ}59'54''$  West 103.75 feet; thence South  $0^{\circ}00'05''$  West 44.77 feet; thence North  $89^{\circ}59'55''$  West 20.00 feet; thence North  $0^{\circ}00'05''$  East 150.45 feet; thence North  $8^{\circ}13'22''$  East 24.27 feet to the point of beginning.

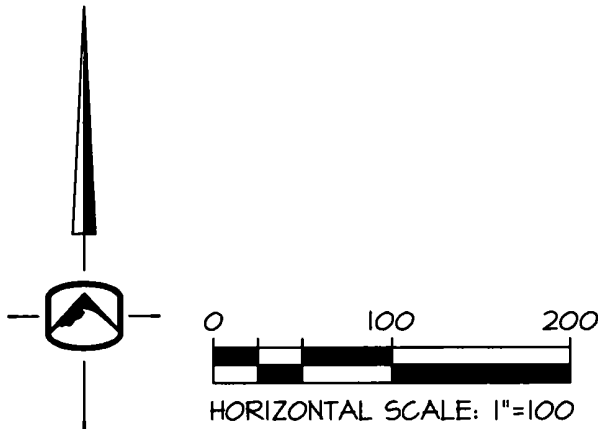
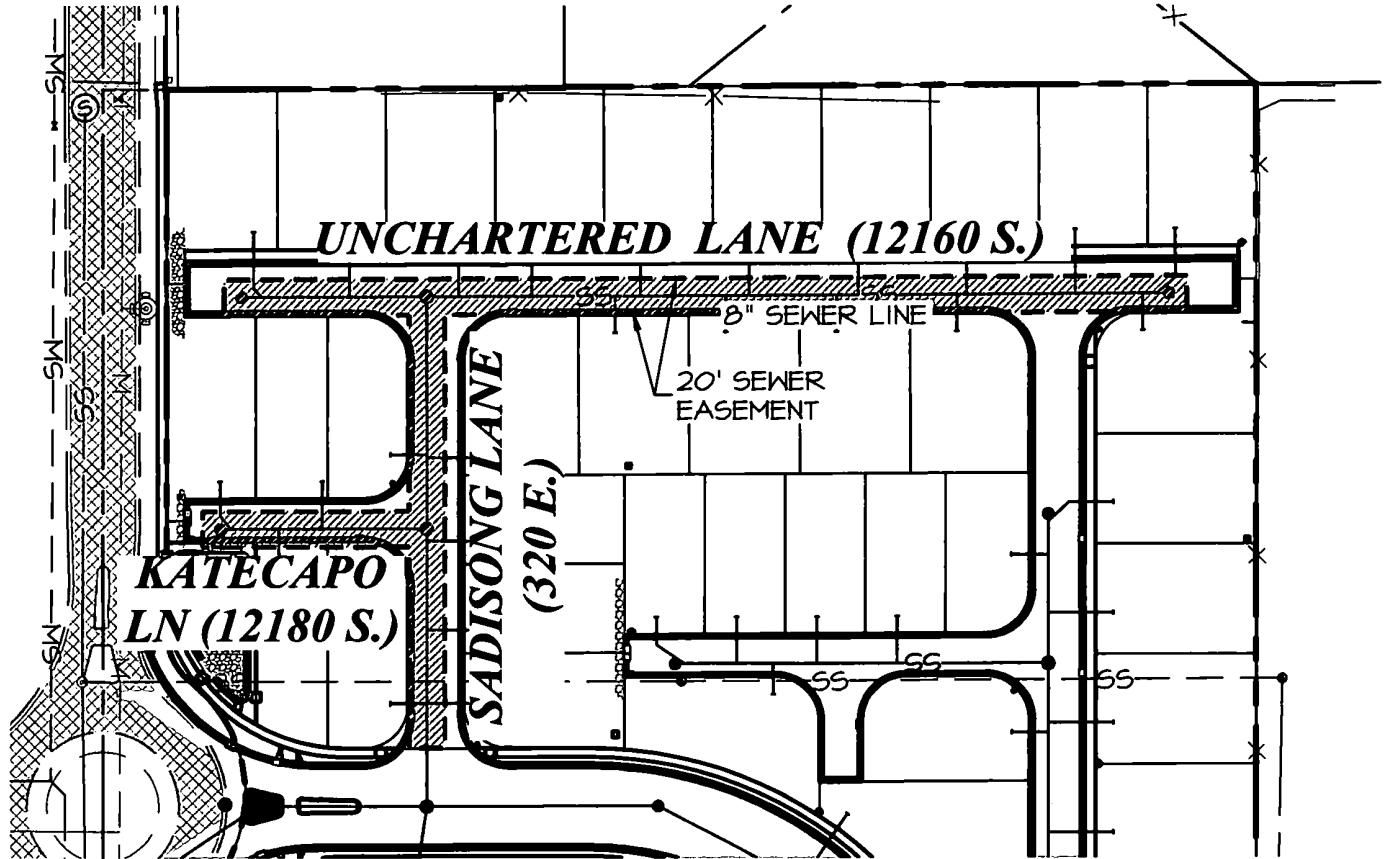
Contains: 7,246 sq.ft. or 0.166 acres

**20' Sanitary Sewer Easement #5 (380 East)**

A part of the Southeast Quarter of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Draper City, Salt Lake County, Utah

Beginning at a point which is 2020.63 feet North  $0^{\circ}03'00''$  West along the Quarter Section line and 525.98 feet North  $89^{\circ}57'00''$  East from the South Quarter corner of said Section 30: running thence 20.49 feet Southeasterly along the arc of a 233.00 foot Radius Curve to the left through a Delta Angle of  $5^{\circ}02'18''$ , (Long Chord bears South  $64^{\circ}13'08''$  East 20.48 feet); thence South  $13^{\circ}18'53''$  West 46.13 feet; thence South  $2^{\circ}04'39''$  West 67.77 feet; thence North  $87^{\circ}55'21''$  West 20.00 feet; thence North  $2^{\circ}04'39''$  East 69.74 feet; thence North  $13^{\circ}18'53''$  East 52.52 feet to the point of beginning.

Contains: 2,358 sq.ft. or 0.054 acres



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ENGINEERING



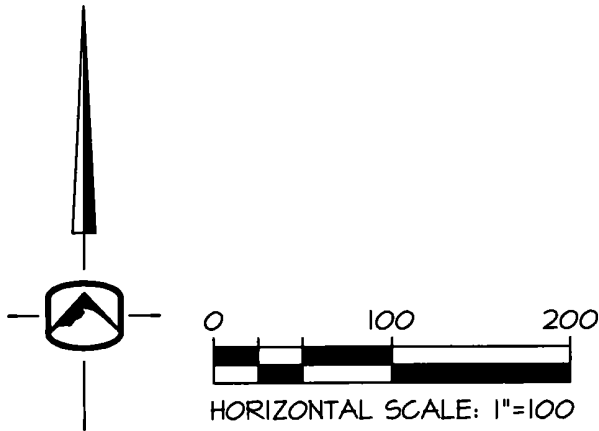
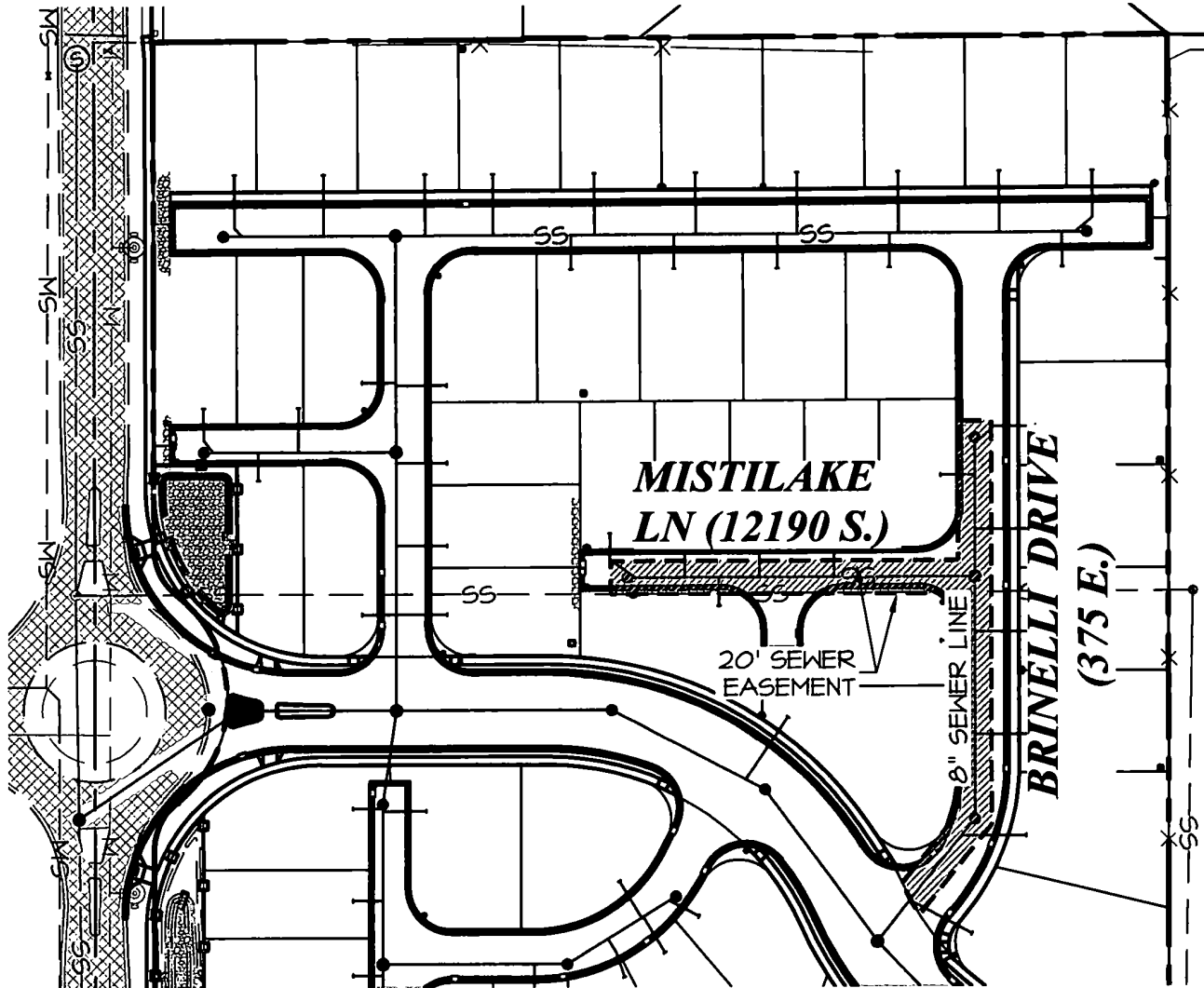
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054

STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

**RASMUSSEN FARMS**  
12230 SOUTH 300 EAST  
DRAPER, UT

**SEWER  
EASEMENT #2 EXHIBIT**

DATE: 10/19/2021  
PROJECT: AW-058  
DRAWN BY: JTF



**SILVERPEAK**  
ENGINEERING



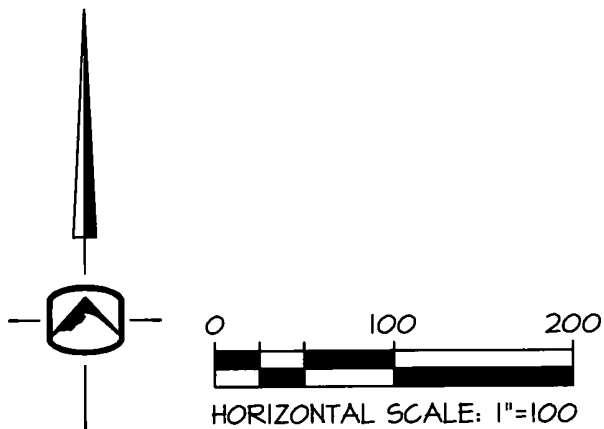
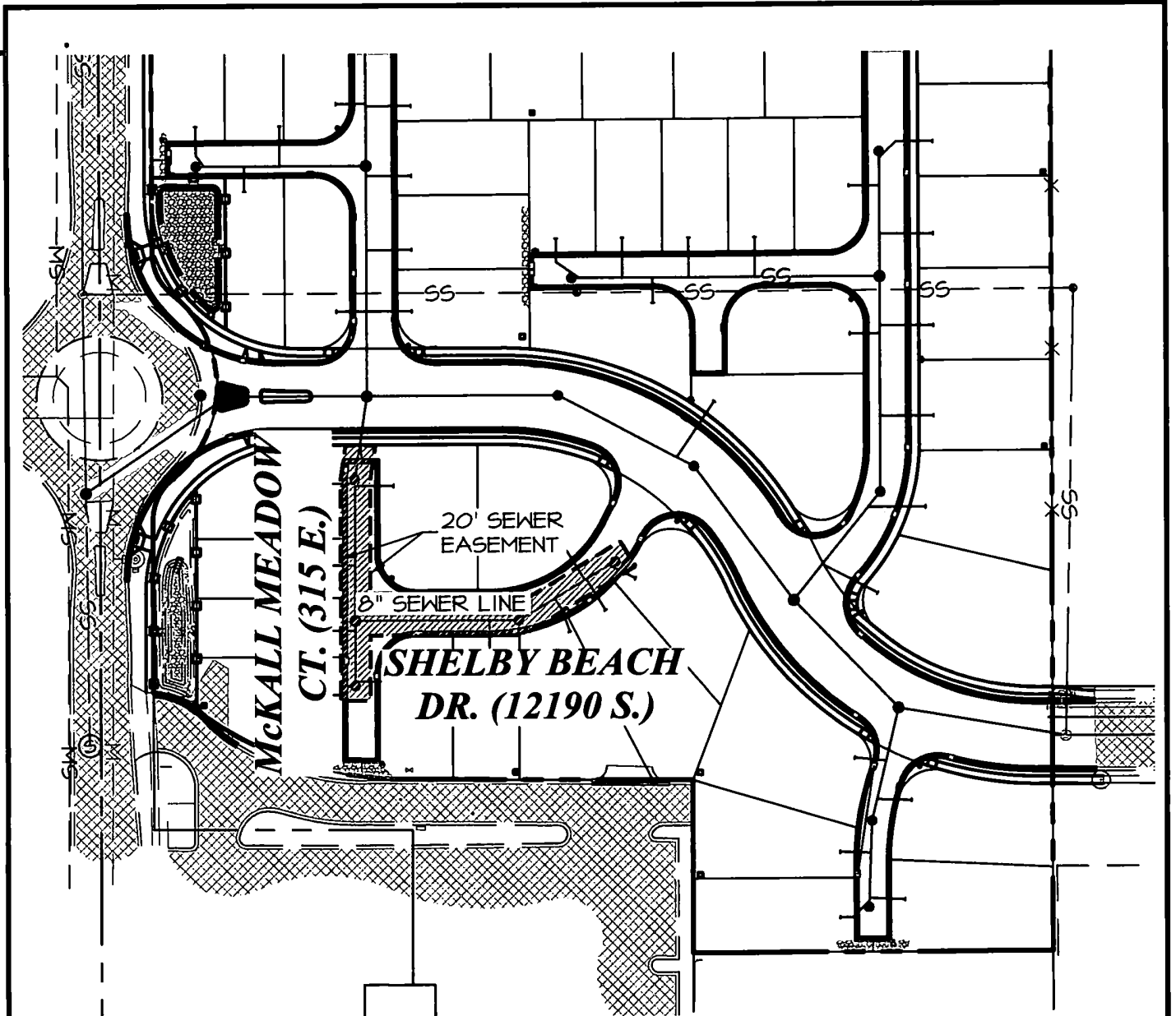
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**RASMUSSEN FARMS**  
12230 SOUTH 300 EAST  
DRAPER, UT

**SEWER  
EASEMENT #3 EXHIBIT**

DATE: 10/19/2021  
PROJECT: AW-058  
DRAWN BY: JTF



**SILVERPEAK**  
ENGINEERING



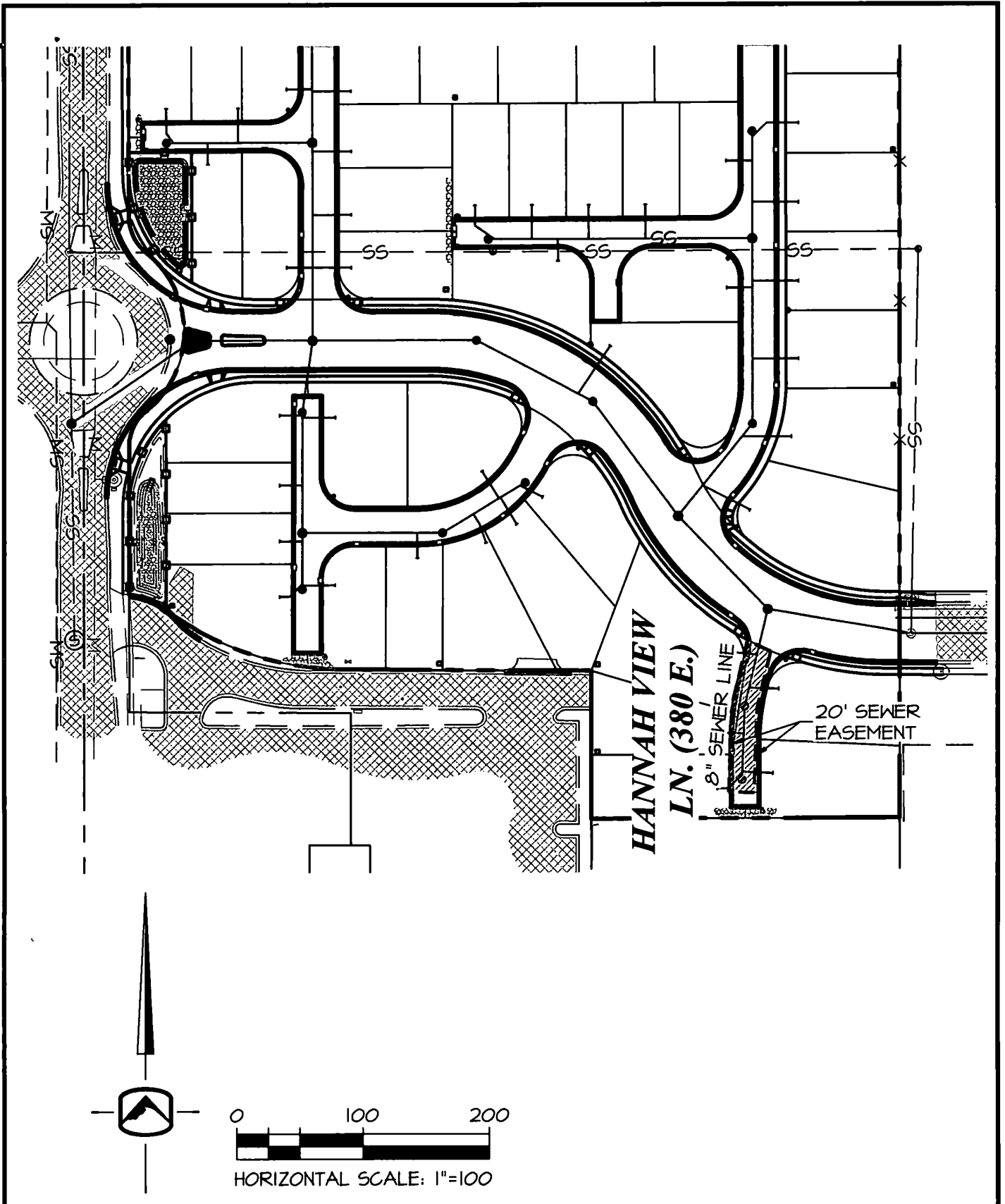
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PHONE: (801) 499-5054

**RASMUSSEN FARMS**  
12230 SOUTH 300 EAST  
DRAPER, UT

SEWER  
EASEMENT #4 EXHIBIT

DATE: 10/19/2021  
PROJECT: AW-058  
DRAWN BY: JTF

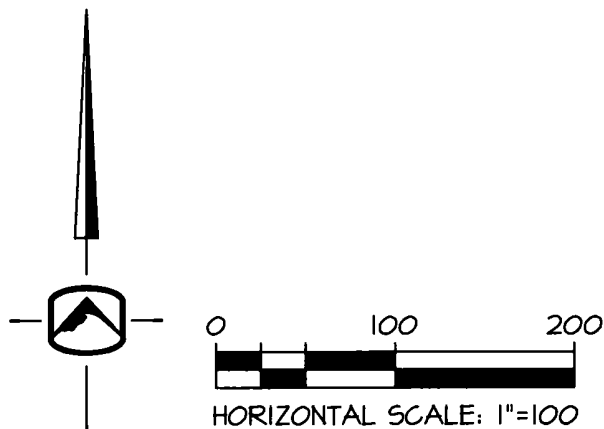
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**HANNAH VIEW  
LN. (380 E.)**

20' SEWER  
EASEMENT

8" SEWER LINE



**SILVERPEAK**  
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**RASMUSSEN FARMS**  
12230 SOUTH 300 EAST  
DRAPER, UT

**SEWER  
EASEMENT #5 EXHIBIT**

DATE: 10/19/2021  
PROJECT: AW-058  
DRAWN BY: JTF

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