

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

12842657
09/05/2018 09:56 AM \$0.00
Book - 10709 Pg - 4693-4696
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: PSA, DEPUTY - WI 4 P.

PARCEL I.D.# 33-17-201-001
GRANTOR: Scenic Holdings, LLC
(Mountain Point Retail Center Phase 1)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 17, 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, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

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

Contains: approx. 10,793 s.f. or 0.248 ac

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 22 day of AUGUST, 2018.

GRANTOR(S)

Scenic Holdings, LLC

By: [Signature]

Its: Manager
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 22nd day of AUGUST, 2018, personally appeared before me Kim Rindlisbacher who being by me duly sworn did say that (s)he is the Manager of SCENIC 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: May 25, 2020

Residing in: Weber County

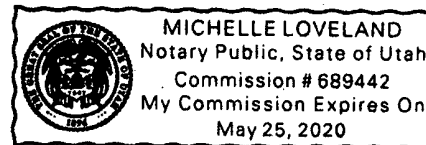


Exhibit 'A'

Legal Description

Property Owner: Scenic Holdings, LLC

Location: Herriman, Utah

Assessors Parcel No: 33-17-201-013

Date prepared: August 13, 2018

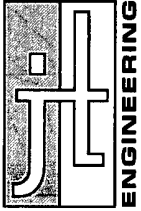
Prepared by: Jason Thompson

Purpose: To define a sanitary sewer easement for South Valley Sewer District through the proposed Parcel A, Lot 103, and Lot 104 of Mountain Point Retail Center Phase 1.

A 20 FOOT WIDE EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE SIDELINES OF WHICH ARE TO BE LENGTHENED, AS NECESSARY, SO AS TO BEGIN AT THE SOUTHERLY SIDELINE OF 15000 SOUTH STREET (66 FEET WIDE), THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON WITH SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°25'56" EAST, ALONG THE LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 862.43 FEET; THENCE SOUTH 33.00 FEET TO THE SOUTHERLY SIDELINE OF SAID 15000 SOUTH STREET AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 00°09'53" WEST, A DISTANCE OF 258.10 FEET; THENCE SOUTH 05°07'33" WEST, A DISTANCE OF 281.57 FEET, TO THE TERMINUS OF THIS DESCRIPTION.

CONTAINS: 10,793 SQUARE FEET MORE OR LESS



JT Engineering, PC
 7886 South 2325 East
 South Weber, Utah
 ph 801.866.7702
 jason@jtengpc.com

PREPARED BY: JASON THOMPSON, PE
 DATE PREPARED: AUG 13, 2018
 AFFECTED PROPERTY:
 OWNER: SCENIC HOLDINGS, LLC
 APN: 33-17-201-013

SANITARY SEWER EASEMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17
 TOWNSHIP 4 SOUTH, RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH



SCALE: 1"=80'

