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

13499047
12/15/2020 01:33 PM \$0.00
Book - 11080 Pg - 6809-6812
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: ADA, DEPUTY - MA 4 P.

PARCEL I.D.#_33-07-428-002-0000
GRANTOR: ACADEMY VILLAGE LAND HOLDINGS, LLC
(South Hills Pod 35 Backbone)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the West Quarter Corner of Section 8, 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: 14,389 square feet or 0.33 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 November, 2020.

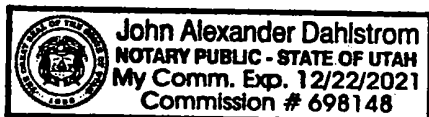
GRANTOR(S)

ACADEMY VILLAGE LAND HOLDINGS, LLC

By: [Signature]
Its: Authorized Representative
Title

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

On the 30 day of November, 2020, personally appeared before me John Lindsey 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.



My Commission Expires: 12/22/2021

Residing in: Salt Lake City, Utah

[Signature]
Notary Public

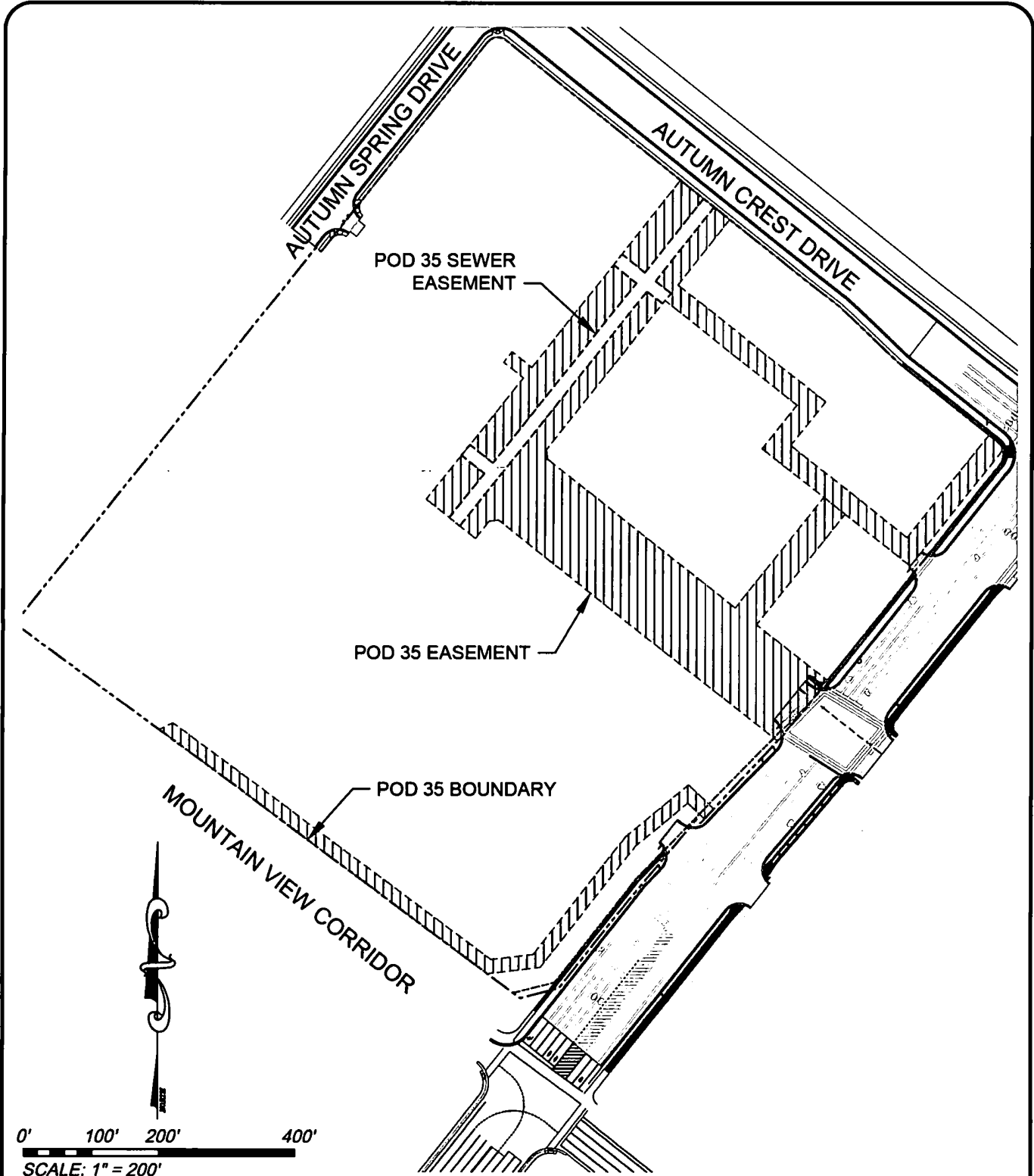
Exhibit 'A'

A TRACT OF LAND FOR THE PURPOSE OF A SANITARY SEWER EASEMENT IN THE POD 35 SUBDIVISION AMENDING LOT G, SOUTH HERRIMAN RECORDED AS ENTRY NO. 12926259 AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUTUMN CREST BOULEVARD, SAID POINT BEING SOUTH 47°10'22" WEST 140.75 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 38°27'34" WEST 138.79 FEET; THENCE SOUTH 51°36'00" EAST 29.49 FEET; THENCE SOUTH 38°24'00" WEST 20.00 FEET; THENCE NORTH 51°36'00" WEST 29.50 FEET; THENCE SOUTH 38°24'00" WEST 444.17 FEET; THENCE NORTH 51°36'00" WEST 20.00 FEET; THENCE NORTH 38°24'00" EAST 83.47 FEET; THENCE NORTH 51°36'00" WEST 43.50 FEET; THENCE NORTH 38°24'00" EAST 20.00 FEET; THENCE SOUTH 51°36'00" EAST 43.50 FEET; THENCE NORTH 38°24'00" EAST 340.70 FEET; THENCE NORTH 51°36'00" WEST 43.50 FEET; THENCE NORTH 38°24'00" EAST 20.00 FEET; THENCE SOUTH 51°36'00" EAST 43.51 FEET; THENCE NORTH 38°27'34" EAST 138.79 FEET; THENCE SOUTH 51°36'00" EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 14,389.26 SQ/FT OR 0.33 ACRES

P:\Shared Files\Projects\2292 - Academy Shoppes\100-Cadd\04-Exhibit\POD 35 Utility Easements.dwg Nov 04, 2020 - 9:24am



SCALE: 1"=200'
DRAWN BY: RJF
CHECKED BY: SPM
DATE: 11.04.2020
PROJECT No. 2292

ACADEMY VILLAGE
**POD 35
 EASEMENT EXHIBIT**
 HERRIMAN CITY, UTAH



infinity
 CONSULTANTS

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

SHEET
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