

4/18
When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

12987313
05/13/2019 12:42 PM \$0.00
Book - 10780 Pg - 504-507
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: PSA, DEPUTY - WI 4 P.

PARCEL I.D.# 33-10-178-024
GRANTOR(s): Quail Ridge Bluffdale Development, LLC
(Quail Ridge at Bluffdale Phase 1)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Western Half of Section 10, 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. 16,008 square feet (0.367 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 2 day of May, 2019.

GRANTOR(S)

Quail Ridge Bluffdale Development, LLC

By: *Joe Wilkins*

Its: *Owner*
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 2 day of May, 2019, personally appeared before me *Joe Wilkins* who being by me duly sworn did say that (s)he is the *Owner* of **QUAIL RIDGE BLUFFDALE 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.

T. Denette Burge
Notary Public

My Commission Expires: *2-13-23*

Residing in: *Salt Lake County*

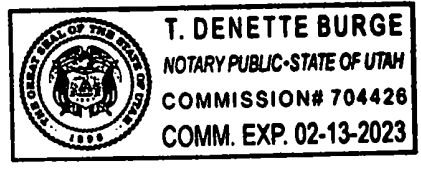


Exhibit 'A'

A 20 FOOT WIDE SEWER EASEMENT LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID EASEMENT BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

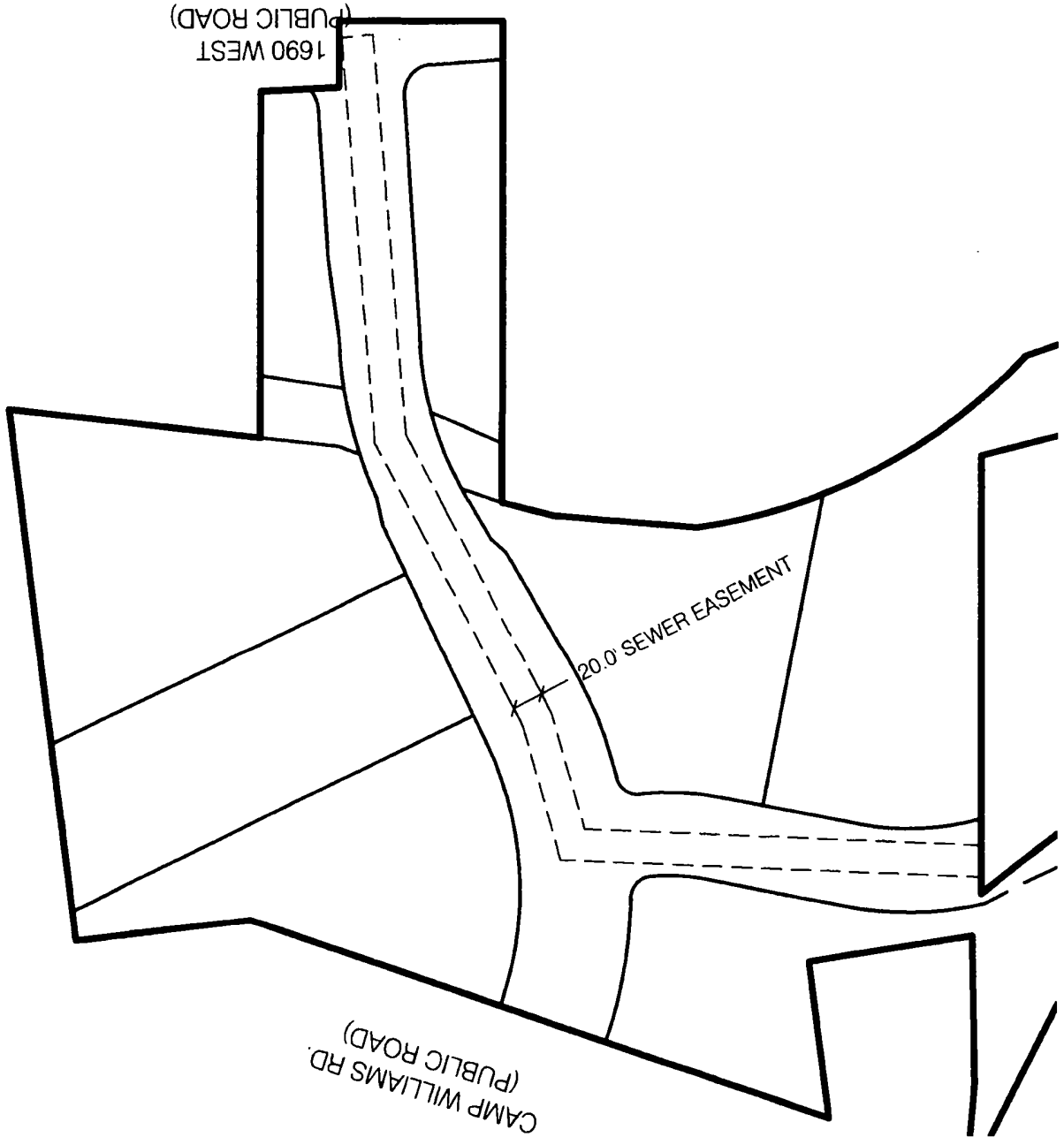
BEGINNING AT A POINT SOUTH 00°03'15" WEST ALONG THE QUARTER SECTION LINE 2536.47 FEET AND WEST 81.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 85°17'11" WEST 256.67 FEET; THENCE SOUTH 62°21'00" WEST 58.23 FEET; THENCE SOUTH 62°23'21" WEST 143.40 FEET; THENCE SOUTH 73°54'35" WEST 81.97 FEET; THENCE SOUTH 2°41'08" WEST 260.42 FEET TO THE POINT OF TERMINUS.

The above described tract, insofar as it extends within the boundary of the GRANTOR'S property.



1690 WEST
(PUBLIC ROAD)

SEWER EXHIBIT



CAMP WILLIAMS RD.
(PUBLIC ROAD)

20.0' SEWER EASEMENT

SCALE: 1" = 100'

DRAWN: BAL 4/29/2019

CHECKED: KD 4/29/2019

APPROVED: BAL 4/29/2019

QUAIL RIDGE AT
BLUFFDALE
PHASE 1
17643 S. CAMP WILLIAMS RD.

SEWER EASEMENT EXHIBIT

DWG. NO. 1801019-SEWER.dwg
PROJECT. NO. 1801019