

When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 908  
Draper, Utah 84020

11860780  
06/05/2014 01:30 PM \$0.00  
Book - 10236 Pg - 384-389  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
BY: EEP, DEPUTY - WI 6 P.

**PARCEL I.D.#** 28-28-201-005, 28-28-251-006

**GRANTOR:** Robert and Lisa Caldwell

Hidden Valley Country Club

(Caldwell)

Page 1 of 5

## EASEMENT

A twenty (20) foot wide non-exclusive sanitary sewer easement located in the Northwest Quarter of Section 28, 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, Hidden Valley Country Club, a Utah non-profit corporation ("HVCC") and Robert Caldwell and Lisa Caldwell (the "Caldwells"), hereinafter referred to collectively as GRANTORS, each as to their respective interests 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 non-exclusive 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: 0.157 acres

The easement is depicted on Exhibit "B" attached hereto and by this reference made a part hereof.

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.

The initial construction of the FACILITIES shall be the responsibility of the Caldwells including restoring all property, through which the work traverses, or which is otherwise damaged by the performance of the work, to as near its original condition as is reasonably possible. Upon GRANTEE'S acceptance of the FACILITIES, GRANTEE shall be responsible for the operation, maintenance, repair and replacement of 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. Except for the initial construction of the FACILITIES, GRANTEE shall restore all property, through which the work traverses, or which is otherwise damaged by the performance of the work, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property for any purpose, 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. GRANTEE acknowledges that an existing private paved road is located over a portion of the easement



By: [Signature]  
Robert Caldwell

STATE OF UTAH )

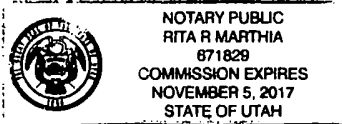
COUNTY OF SALT LAKE )  
:SS.

On the 15 day of MAY, 2014, personally appeared before me **Robert Caldwell**, who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public

My Commission Expires: 11-5-2017

Residing in: SANDY, UT



By: [Signature]  
Lisa Caldwell

STATE OF UTAH )

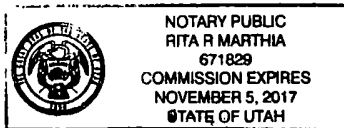
COUNTY OF SALT LAKE )  
:SS.

On the 15 day of MAY, 2014, personally appeared before me **Lisa Caldwell**, who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public

My Commission Expires: 11-5-2017

Residing in: SANDY, UT




GRANTEE:

SOUTH VALLEY SEWER DISTRICT, a body politic of  
the State of Utah

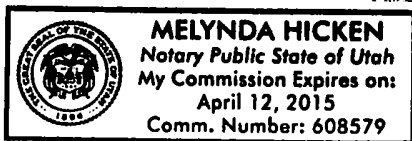
By:   
Craig L. White, General Manager

ATTEST:

  
Clerk

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

On the 27 day of May, 2014, personally appeared before me Craig L. White, who being by  
me duly sworn, did say that he is the General Manager of **SOUTH VALLEY SEWER DISTRICT**, a governmental  
entity, and that said instrument was signed in behalf of the District by authority of its Board of Trustees and  
acknowledged to me that the District executed the same.



My Commission Expires: \_\_\_\_\_

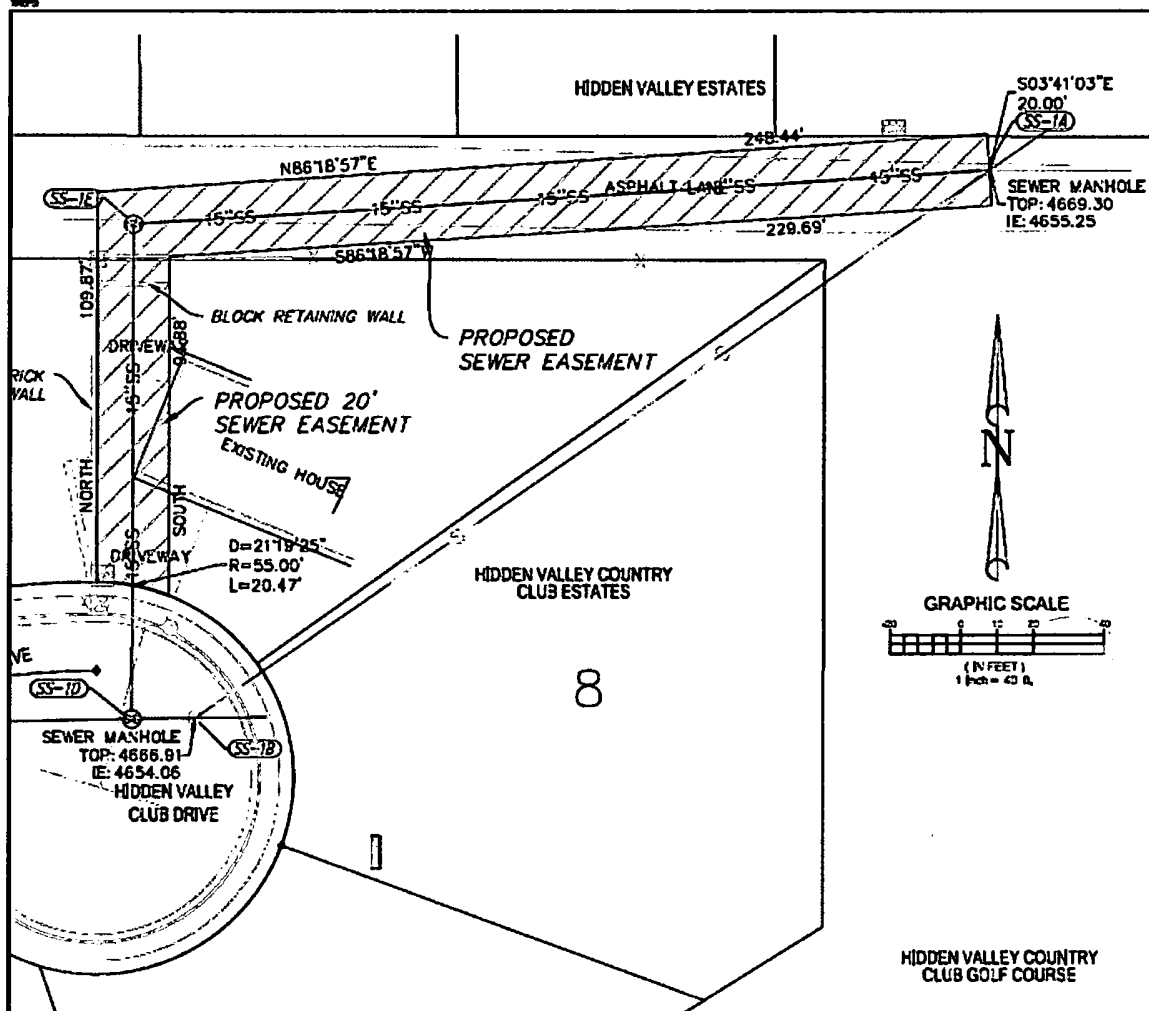
Residing in: Salt Lake County

  
NOTARY PUBLIC

**Exhibit 'A'**  
**SEWER EASEMENT DESCRIPTION:**

BEGINNING AT A POINT ON THE NORTH LINE OF HIDDEN VALLEY CLUB DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7, HIDDEN VALLEY COUNTRY CLUB ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT GIVEN AS SOUTH 89°55'21" EAST 305.70 FEET AND SOUTH 125.51 FEET FROM THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 109.87 FEET; THENCE NORTH 86°18'57" EAST 248.44 FEET; THENCE SOUTH 03°41'03" EAST 20.00 FEET; THENCE SOUTH 86°18'57" WEST 229.69 FEET; THENCE SOUTH 94.88 FEET TO THE NORTH LINE OF SAID HIDDEN VALLEY CLUB DRIVE AND A POINT ON A 55.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 21°19'25" WEST); THENCE ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE 20.47 FEET THROUGH A CENTRAL ANGLE OF 21°19'25" TO THE POINT OF BEGINNING.

**Exhibit 'B'**  
**SEWER EASEMENT DIAGRAM:**



**SEWER EASEMENT DESCRIPTION**

BEGINNING AT A POINT ON THE NORTH LINE OF HIDDEN VALLEY CLUB DRIVE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 7, HIDDEN VALLEY COUNTRY CLUB ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND RUNNING THENCE NORTH 109.87 FEET; THENCE NORTH 86°18'57" EAST 248.44 FEET; THENCE SOUTH 03°41'03" EAST 20.00 FEET; THENCE SOUTH 86°18'57" WEST 229.69 FEET; THENCE SOUTH 94.88 FEET; THENCE TO THE NORTH LINE OF SAID HIDDEN VALLEY CLUB DRIVE AND A POINT ON A 55.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 21°19'25" WEST); THENCE ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE 20.47 FEET THROUGH A CENTRAL ANGLE OF 21°19'25" TO THE POINT OF BEGINNING.

DATE: _____ TIME: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____		<b>ROBERT CALDWELL SEWER EASEMENT EXHIBIT</b>
	PREPARED FOR: <b>HHH</b>	DATE SUBMITTED: <b>2/05/2014</b>
	HIDDEN VALLEY COUNTRY CLUB GOLF COURSE	
	HIDDEN VALLEY COUNTRY CLUB ESTATES	