

12009456
3/12/2015 3:37:00 PM \$16.00
Book - 10304 Pg - 2770-2773
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 4 P.

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

PARCEL I.D.# 27-20-401-024, 27-20-401-026
GRANTOR: Freiss Development Group, LLC
(Highridge Estates 2)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 20, Township 3 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: 0.231 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 12th day of March, 2015.

GRANTOR(S)

Freiss Development Group, LLC

By: 

Its: manager
Title

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 12TH day of March, 2015, personally appeared before me
David Y. Freiss who being by me duly sworn did say that (s)he is the
manager of **Freiss Development Group, 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.


Notary Public

My Commission Expires: 4-17-18

Residing in: Salt Lake County

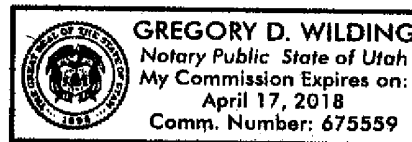


Exhibit 'A'

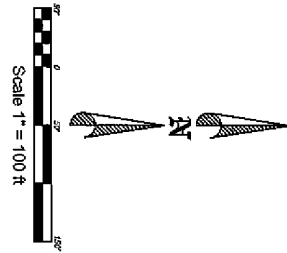
20' WIDE SANITARY SEWER EASEMENT DESCRIPTION:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°32'56" EAST FROM THE FOUND MONUMENT MARKING THE CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE FOUND MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 20.

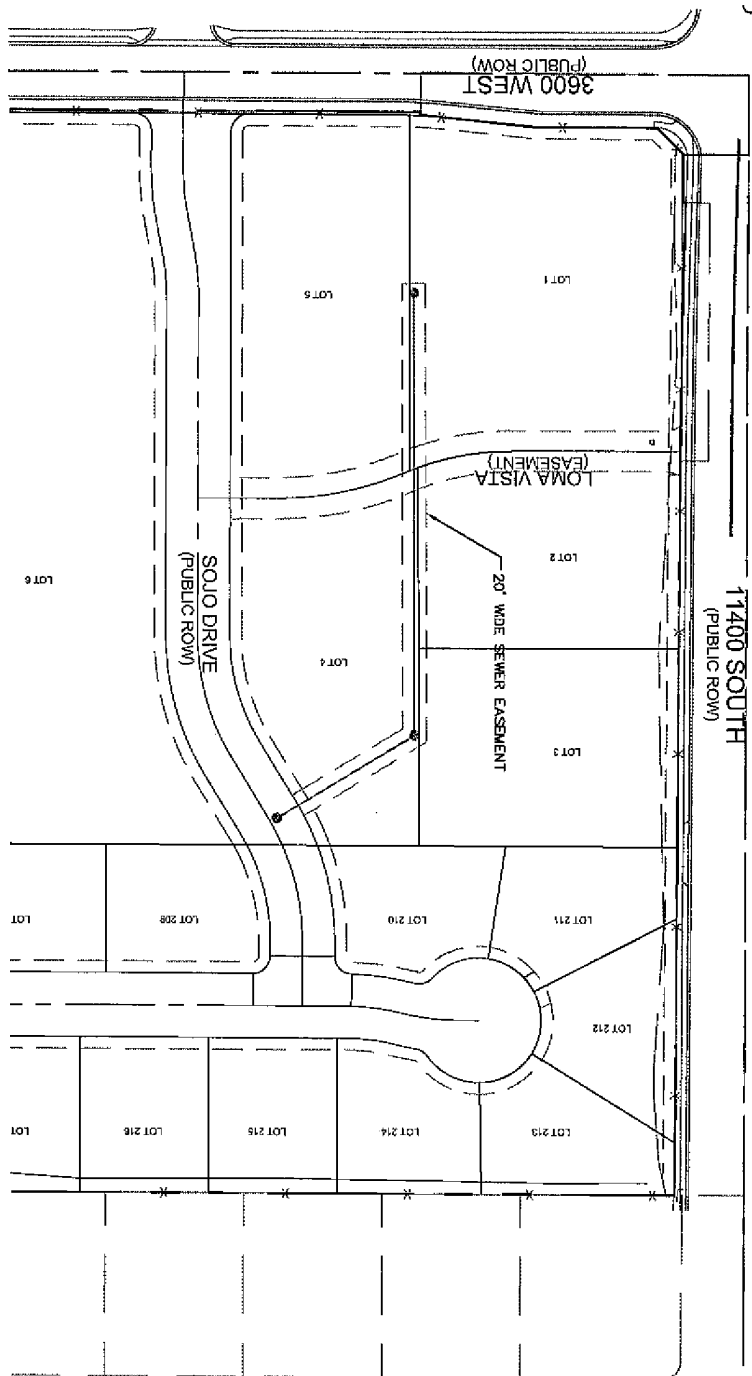
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SOJO DRIVE, SAID POINT BEING SOUTH 89°32'56" EAST, ALONG THE SECTION LINE, 636.90 FEET AND SOUTH 00°27'04" WEST 375.71 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) 14.40 FEET ALONG THE ARC OF A 227.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 60°32'51" WEST 14.39 FEET; 2) SOUTH 58°44'05" WEST 5.61 FEET; THENCE NORTH 31°05'11" WEST 110.27 FEET; THENCE NORTH 89°56'49" WEST 381.07 FEET; THENCE NORTH 00°03'11" EAST 20.00 FEET; SOUTH 89°56'49" EAST 392.35 FEET; THENCE SOUTH 31°05'11" EAST 121.95 FEET TO SAID NORTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 10,054 SF

HIGHRIDGE ESTATES PHASE 2 SUBDIVISION COMMERCIAL SEWER LINE EXHIBIT



LEGEND	
SANITARY SEWER	—
SEWER MANHOLE	•



 WILDLING ENGINEERING <small>1204 SOUTH REDWOOD ROAD, SUITE 100, SALT LAKE CITY, UTAH 84119 WWW.WILDLINGENGINEERING.COM</small>		DRAWING TITLE		PROJECT NAME		DATE
		SEWER EASEMENT EXHIBIT		HIGHRIDGE ESTATES PHASE 2 COMMERCIAL SEWER EASEMENT		12/04/14
NO.	UPDATED DRAWING	DATE	DRAWN	CHECKED	SCALE	SHEET
1	REVISION	12/9/14	DCC	GDW	1" = 100'	
1040 SOUTH REDWOOD ROAD			SALT LAKE CITY, UTAH		1 OF 1	