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01/19/2016 12:45 PM \$16.00  
Book - 10396 Pg - 4296-4299  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
CRAIG L WHITE  
PO BOX 629  
RIVERTON UT 84065  
BY: CRA, DEPUTY - WI 4 P.

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

**PARCEL I.D.#** 27-27-477-009, 27-27-477-015, 27-27-477-016,  
27-27-477-017, 27-27-477-025, 27-27-477-026  
**GRANTOR:** MJH Investors LLC, Park View LLC  
(Park View Villas)

Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 27, 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, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.  
Contains: 1.06 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  
19<sup>th</sup> day of January, 2016.

GRANTOR(S)

*MJH Investors LLC*

By: *Michael B. Horan*

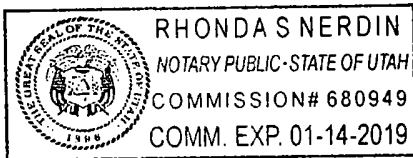
Its: *Manager*  
Title

STATE OF UTAH )  
                  *Utah* :ss  
COUNTY OF ~~SALT LAKE~~ )

On the 19<sup>th</sup> day of January, 2016, personally appeared before me Michael B Horan who being by me duly sworn did say that (s)he is the Manager of **MJH Investors 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.

*Rhonda S Nerdin*  
Notary Public

My Commission Expires: 1-14-2019  
Residing in: Lehi, UT.



*Park View LLC*

By: *Michael B. Horan*

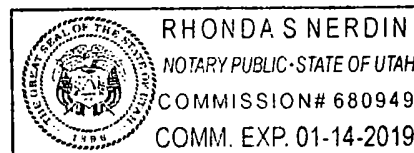
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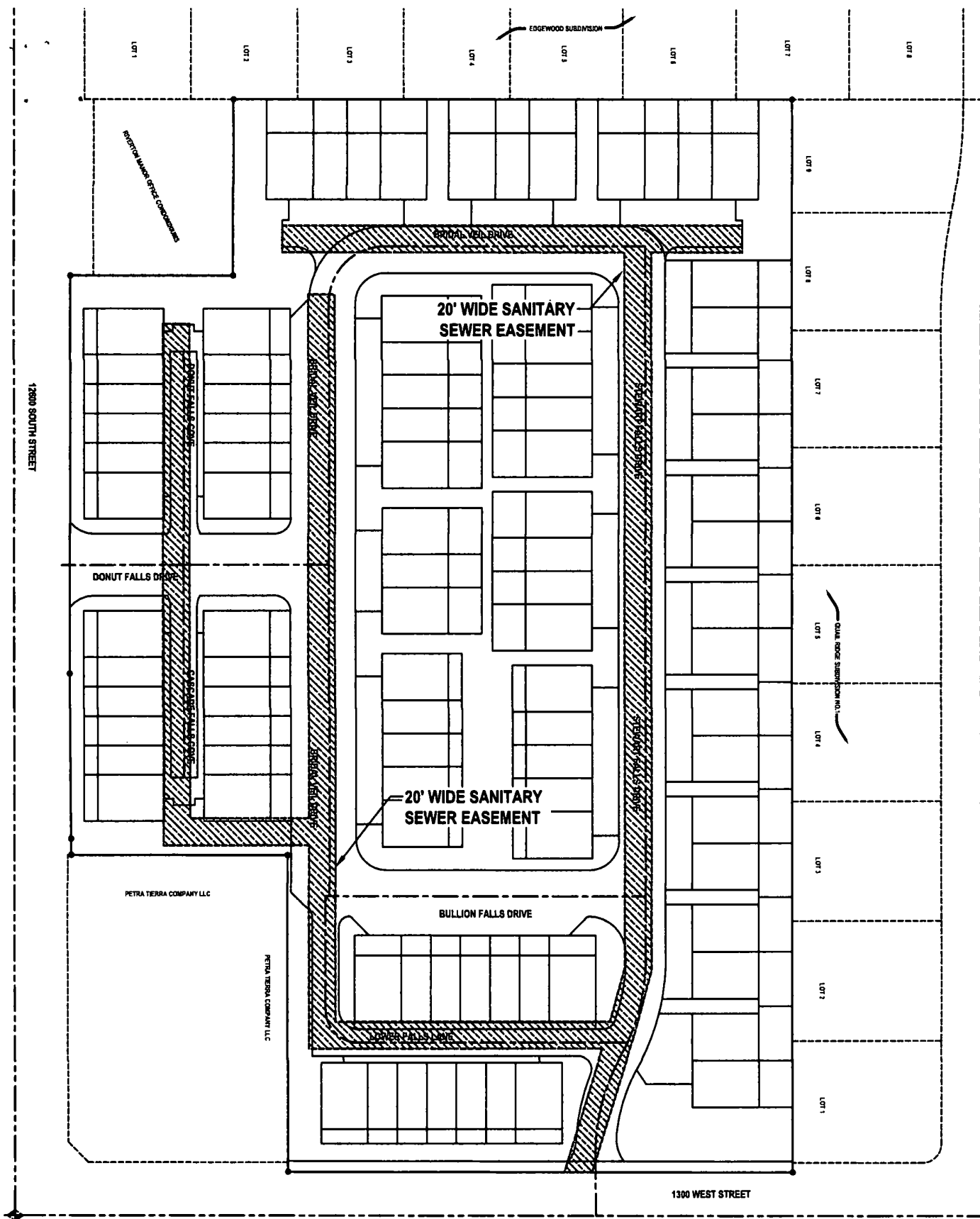
**Exhibit 'A'**


**Park View Villas – Sewer Easement**

Beginning at a point on the Westerly Right-of-Way Line of 1300 West Street, said point being North 00°06'50" East 413.28 feet along the section line and North 89°53'10" West 33.00 feet from the Southeast Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 72°45'36" West 96.99 feet;  
thence South 220.74 feet;  
thence South 89°58'11" West 152.09 feet;  
thence South 109.22 feet;  
thence West 394.86 feet;  
thence North 20.00 feet;  
thence East 374.86 feet;  
thence North 89.21 feet;  
thence South 89°58'11" West 397.02 feet;  
thence North 00°01'49" West 20.00 feet;  
thence North 89°58'11" East 549.12 feet;  
thence North 206.69 feet;  
thence North 74°44'12" West 42.65 feet;  
thence West 539.50 feet;  
thence South 00°00'05" East 257.42 feet;  
thence South 89°59'55" West 20.00 feet;  
thence North 00°00'05" West 345.91 feet;  
thence North 89°59'55" East 20.00 feet;  
thence South 00°00'05" East 68.49 feet;  
thence East 542.18 feet;  
thence South 74°44'12" East 53.14 feet;  
thence South 72°45'36" East 104.57 feet to the Westerly Right-of-Way Line of 1300 West Street;  
thence South 00°06'50" West 20.93 feet along the Westerly Right-of-Way Line of said 1300 West Street to the point of beginning.

Contains 46,057 Square Feet or 1.057 Acres



<p>PROJECT # 6490 DATE 12/21/15</p> <p><b>1 OF 1</b></p> <p>FILE: ISDPLAT</p>	<p><b>PARK VIEW VILLAS</b></p> <p>12516 SOUTH 1300 WEST RIVERTON, UTAH</p> <p><b>SANITARY SEWER EASEMENT</b></p>	<p>FOR: KEYSTONE CONSTRUCTION 8679 S. SANDY PARKWAY, SUITE A SANDY, UTAH 84070 PHONE: 801-910-9838</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 <a href="http://www.ensigneng.com">www.ensigneng.com</a></p>	
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