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3/28/2016 12:25:00 PM \$17.00
Book - 10415 Pg - 1988-1991
Gary W. Ott
Recorder, Salt Lake County, UT
EAGLE GATE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 4 P.

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

PARCEL I.D.# 33-13-103-001, 33-13-100-058
GRANTOR: Firth4th LLC
(Bluffdale Heights Subdivision Phase 4)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 13, 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: 0.361 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.

28 IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of March, 2016.

GRANTOR(S)

Firth4th LLC

By: [Signature]

Its: Manager
Title

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

sd On the 28 day of March, 2016, personally appeared before me So Ken Milne who being by me duly sworn did say that (s)he is the Manager of **Firth4th 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.

[Signature]

Notary Public

My Commission Expires: 8-11-2016

Residing in: SLC, UT

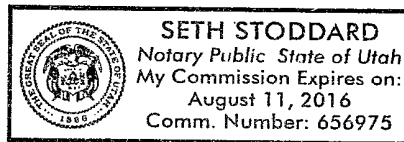


Exhibit 'A'

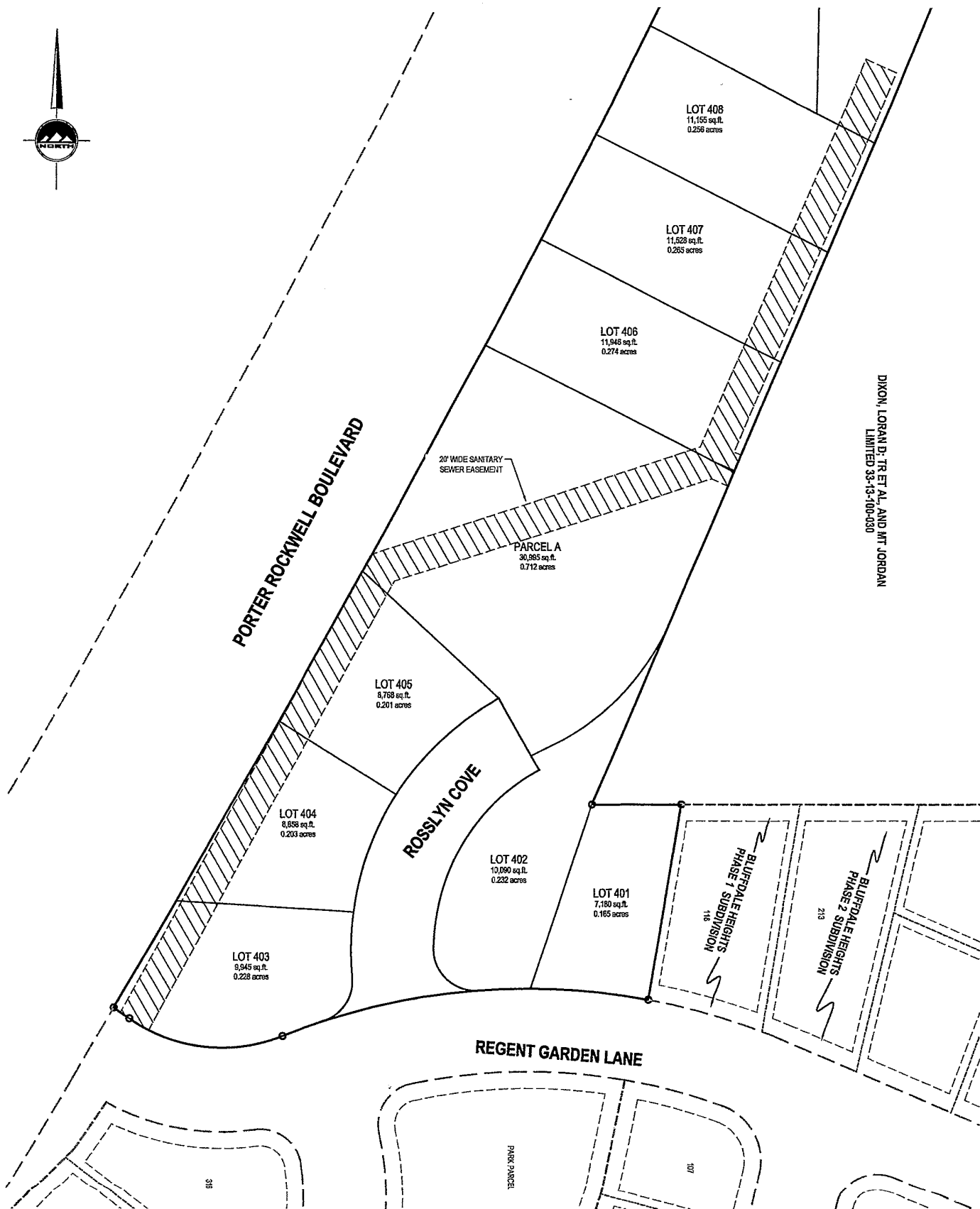
Bluffdale Heights Subdivision – Phase 4

20' Wide Sanitary Sewer Easement

Beginning at a point being South 89°39'55" East 381.57 feet along the section line and South 417.86 feet from the Northwest Corner of Section 13, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 71°59'43" East 208.33 feet;
thence North 23°00'01" East 254.55 feet;
thence South 66°59'59" East 20.00 feet;
thence South 23°00'01" West 249.11 feet;
thence South 66°59'59" East 4.50 feet;
thence South 23°00'01" West 20.00 feet;
thence North 66°59'59" West 10.76 feet;
thence South 71°59'43" West 201.52 feet;
thence South 28°39'15" West 308.59 feet to the Northerly Right-of-Way Line of Regent Garden Lane;
thence Northwesterly 13.74 feet along the arc of a 97.88 foot radius curve to the right (center bears North 26°54'38" East and the chord bears North 59°04'08" West 13.73 feet with a central angle of 08°02'27") along the Northerly Right-of-Way Line of Regent Garden Lane;
thence North 55°02'54" West 6.32 feet along the Northerly Right-of-Way Line of Regent Garden Lane;
thence North 28°39'15" East 260.94 feet to the Easterly Right-of-Way Line of Porter Rockwell Boulevard;
thence Northeasterly 54.59 feet along the arc of a 10,185.00 foot radius curve to the left (center bears North 60°57'48" West and the chord bears North 28°52'59" East 54.59 feet with a central angle of 00°18'26") along the Easterly Right-of-Way Line of said Porter Rockwell Boulevard to the point of beginning.

Contains 15,711 Square Feet or 0.361 Acres



DIXON, LORAN B, TR ET AL, AND MT JORDAN
LIMITED 33-13-100-030

PROJECT# 5526C DATE 3/23/2016 1 OF 1 FILE: 15D1\PLAT-PH4	BLUFFDALE HEIGHTS PHASE 4 BLUFFDALE, UTAH SANITARY SEWER EASEMENT EXHIBIT	FOR: DEVELOPER BLUFFDALE HEIGHTS, LLC P.O. BOX 1298 RIVERTON, UTAH 84043 PHONE: 801-259-0007	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com	ENSIGN
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