

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

12590740
8/4/2017 4:28:00 PM \$16.00
Book - 10585 Pg - 5340-5343
JULIE DOLE
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 4 P.

COURTESY RECORDING

No assurances are given by the company either
Express or implied for accuracy or content.

PARCEL I.D.# 27-20-402-008
GRANTOR: Freiss Development Group LLC
(Highridge Sub)
Page 1 of 4

EASEMENT

A 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, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 0.004 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

Exhibit 'A'

GRANTOR: **FREISS DEVELOPMENT GROUP**

PARCEL NO.: **27-20-402-008**

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 NORTHWEST CORNER OF AN EXISTING 20' WIDE SEWER EASEMENT ON FILE WITH THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 1209456, IN BOOK 10304, AT PAGES 2770-2773, SAID POINT BEING SOUTH 89°32'56" EAST ALONG THE SECTION LINE A DISTANCE OF 636.90 FEET AND SOUTH 00°27'04" WEST 375.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOJO DRIVE, AND NORTH 31°05'11" WEST ALONG THE NORTHEASTERLY LINE OF SAID EXISTING EASEMENT A DISTANCE OF 121.95 FEET AND NORTH 89°56'49" WEST ALONG THE NORTHERLY LINE OF SAID EASEMENT A DISTANCE OF 392.35 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°03'11" WEST 13.75 FEET ALONG THE WESTERLY LINE OF SAID EXISTING EASEMENT; THENCE WEST 12.84 FEET; THENCE NORTH 00°03'11" EAST 13.91 FEET; THENCE SOUTH 89°17'28" EAST 12.84 FEET TO THE POINT OF BEGINNING.

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 4th day of August, 2017.

GRANTOR(S)

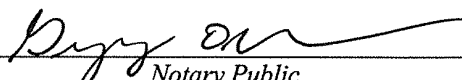
Freiss Development Group LLC

By: 

Its: manager
Title

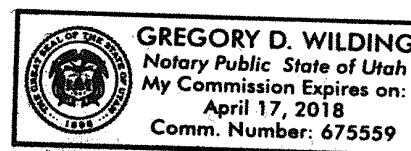
STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 4th day of August, 2017, personally appeared before me Dave 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.

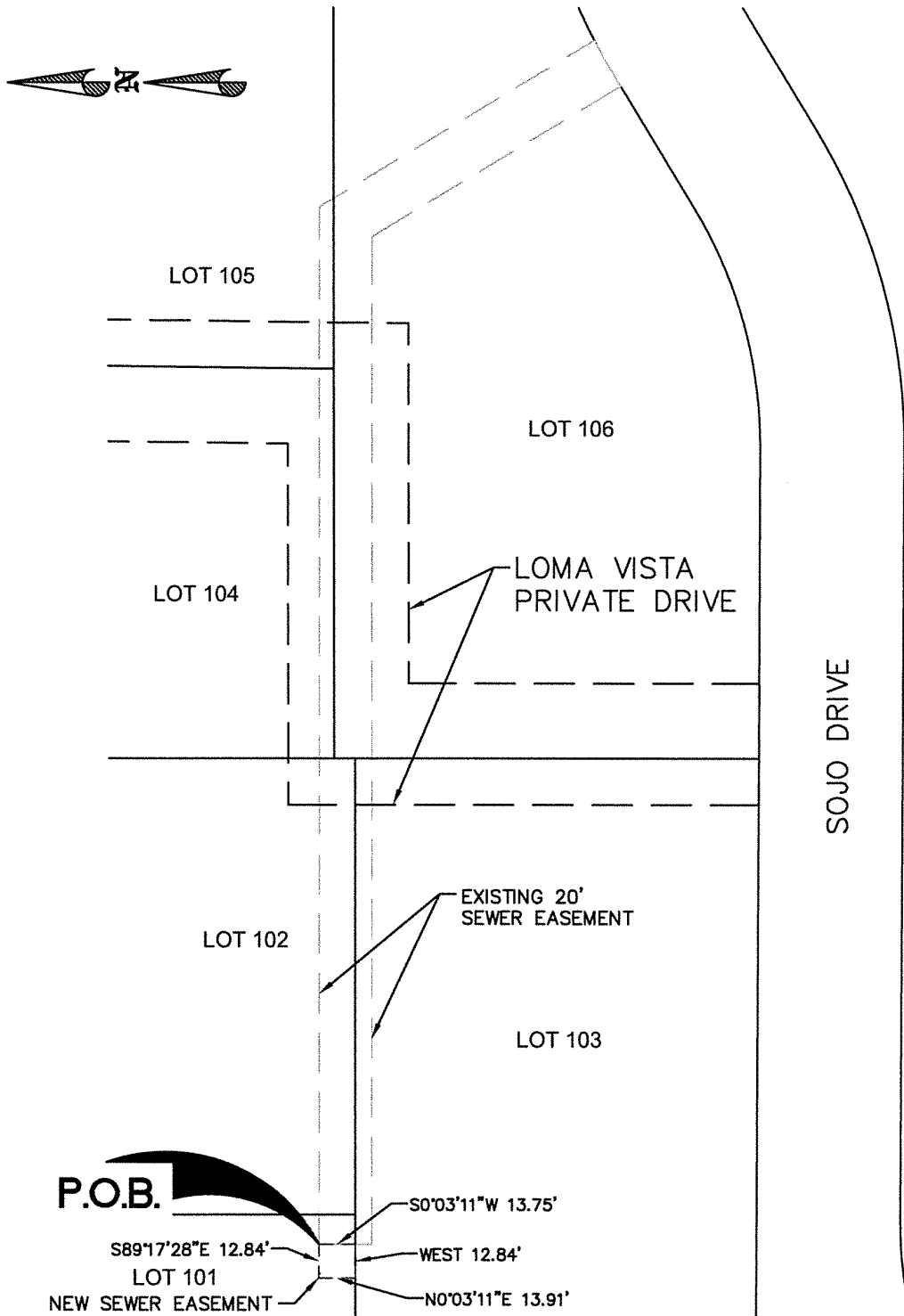

Notary Public

My Commission Expires: 4-17-18

Residing in: Salt Lake County



SEWER EASEMENT EXHIBIT



PROJECT NAME
**HIGHRIDGE SUBDIVISION
SEWER EASEMENT EXTENSION**

DATE
08/02/2017

SCALE
1" = 60'

DRAWN
KMD

CHECKED
JRP

PROJECT #
12004

SHEET
1 OF 1

FILE NAME:
G:\DATA\12004 Freiss Highridge Sub\dwg\12004 Sewer Easement Extension.dwg