

When Recorded Return to:
Devmer Development, L.C.
3045 Holderhill Lane
Taylorsville, Utah 84129
Part of Parcel ID No's.: 27-23-376-010;
27-23-376-055; 27-23-376-012 and 27-23-376-039

12904197
12/17/2018 11:52:00 AM \$20.00
Book - 10739 Pg - 601-603
ADAM GARDINER
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

CUT-OFF DRAIN TRENCH EASEMENT

Ten (10) foot wide Cut-Off Drain Trench Easement located in the Southwest Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Shannon Shingleton and Aimee Shingleton, or successors, as Trustees of the Shannon and Aimee Shingleton Living Trust, dated July 3, 2017; John A. Bianucci and Delia M. Bianucci, as Trustees of the John A. Bianucci and Delia M. Bianucci Family Trust, dated April 5, 1999; and Devmer Development, L.C., a Utah limited liability company, as GRANTORS of South Jordan, Salt Lake County, State of Utah do hereby grant a perpetual easement and right of way unto Shannon Shingleton and Aimee Shingleton, or successors, as Trustees of the Shannon and Aimee Shingleton Living Trust, dated July 3, 2017; John A. Bianucci and Delia M. Bianucci, as Trustees of the John A. Bianucci and Delia M. Bianucci Family Trust, dated April 5, 1999; and Devmer Development, L.C., a Utah limited liability company, hereinafter referred to as GRANTEE, their successors and assigns.

This Easement and right of way is for the installation, operation, maintenance and repair of a private de-watering cut-off trench drain across proposed lots 401-404, Clover Ridge 4, more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B.&M. SOUTH JORDAN, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 23, THENCE N.90°00'00"E. A DISTANCE OF 1813.67 FEET; THENCE N.00°00'00"E. A DISTANCE OF 755.72 FEET TO THE REAL POINT OF BEGINNING SAID POINT OF BEGINNING BEING A POINT ON THE SOUTH LINE OF LOT 57, CLOVER RIDGE ESTATES SUBDIVISION

THENCE N.90°00'00"W. A DISTANCE OF 86.87 FEET;
THENCE N.00°44'26"W. A DISTANCE OF 96.26 FEET;
THENCE N.02°20'40"W. A DISTANCE OF 102.96 FEET;
THENCE N.08°31'22"E. A DISTANCE OF 92.07 FEET;
THENCE N.12°01'47"E. A DISTANCE OF 97.56 FEET;
THENCE N.90°00'00"E. A DISTANCE OF 10.22 FEET;
THENCE S.12°01'47"W. A DISTANCE OF 99.38 FEET;
THENCE S.08°31'22"W. A DISTANCE OF 90.81 FEET;
THENCE S.02°20'40"E. A DISTANCE OF 102.14 FEET;
THENCE S.00°44'26"E. A DISTANCE OF 86.53 FEET;
THENCE S.90°00'00"E. A DISTANCE OF 76.91 FEET;
THENCE S.00°29'24"E. A DISTANCE OF 10.00 FEET MORE OR LESS TO THE POINT OF BEGINNING

South Jordan City has no responsibility, liability or maintenance obligation to the private cut-off trench drain.

IN WITNESS WHEREOF, the GRANTORS have executed this Cut-Off Drain Trench Easement this 6 day of December, 2018.

The Shannon and Aimee Shingleton Living Trust, dated July 3, 2017

[Signature]
By: Shannon Shingleton, Trustee

[Signature]
By: Aimee Shingleton, Trustee

The John A. Bianucci and Delia M. Bianucci Family Trust, dated April 5, 1999

[Signature] TTE
By: John A. Bianucci, Trustee

[Signature] TTE
By: Delia M. Bianucci, Trustee

Devmer Development, L.C., a Utah limited liability company

[Signature]
By: Mervyn B. Arnold, Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 17th day of December, 2018, personally appeared before me Shannon Shingleton and Aimee Shingleton, Trustees of the The Shannon and Aimee Shingleton Living Trust, dated July 3, 2017, the signers of the above instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said trust agreement.

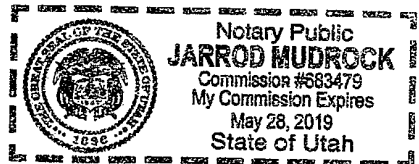
[Signature]
Notary Public
My Commission Expires: 5-28-19
Residing at: West Jordan - Utah



STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 7th day of December, 2018, personally appeared before me John A. Bianucci and Delia M. Bianucci, Trustees of the The John A. Bianucci and Delia M. Bianucci Family Trust, dated April 5, 1999, the signers of the above instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said trust agreement.

[Signature]
Notary Public
My Commission Expires: 5-28-19
Residing at: West Jordan - Utah



STATE OF UTAH

SS

COUNTY OF SALT LAKE

On the 6TH day of December, 2018, personally appeared before me Mervyn B. Arnold, who being by me duly sworn, did say, that he the said Mervyn B. Arnold is the Manager of Devmer Development, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Operating Agreement, and said Limited Liability Company executed the same.


Notary Public

My Commission Expires: 5-28-19

Residing at: West Jordan Utah

