

13049312
8/12/2019 11:27:00 AM \$40.00
Book - 10814 Pg - 9508-9511
RASHELLE HOBBS
Recorder, Salt Lake County, UT
US TITLE
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.# 28-33-102-048

**GRANTOR: Rockwell Estates, LLC
(Porter Rockwell Estates)**

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 33, Township 3 South, Range 1 East, 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: approx. 12,077 square feet or 0.277 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 12 day of August, 2019.

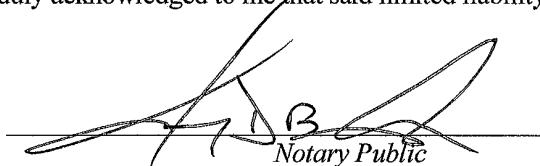
GRANTOR(S)

By: Rockwell Estates, LLC
ADG

Its: Manager
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 12 day of August, 2019, personally appeared before me
ANDREW FLAMAN who being by me duly sworn did say that (s)he is the
MANAGER of ROCKWELL ESTATES, 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.


B
Notary Public

My Commission Expires: 8-15-19

Residing in: SALT LAKE

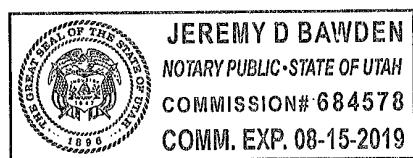


Exhibit 'A'

June 27, 2019
P. Richter

20.0 FOOT WIDE SANITARY SEWER EASEMENT LEGAL DESCRIPTION

Commencing at a found brass cap monument at the Northwest Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the West line of the Northwest Quarter (NW 1/4) of said Section 33 South 00°07'25" West 536.25 feet; thence departing said West line South 89°52'35" East 34.64 feet to the east right-of-way line of 1300 East Street as defined in that certain Warranty Deed recorded October 31, 2014, as entry 11938406, Book 10271 at Page 4964, on file at the Salt Lake County, Utah Recorder's Office; thence along said right-of-way line South 00°03'12" West 137.76 feet to the **Point of Beginning**.

Thence the next eight (8) calls defining a 20.00 foot wide Sanitary Sewer Easement; (1) South 89°59'08" East 216.91 feet; (2) South 45°19'31" East 59.91 feet; (3) South 00°06'32" West 343.62 feet; (4) North 89°53'28" West 20.00 feet; (5) North 00°06'32" East 335.25 feet; (6) North 45°19'31" West 43.32 feet; (7) North 89°59'08" West 208.70 feet to a point on the easterly right-of-way line of said 1300 East Street; (8) Thence along said Easterly right-of-way line North 00°03'12" East 20.00 feet to the **Point of Beginning**.

The above described contains 12,077 square feet.

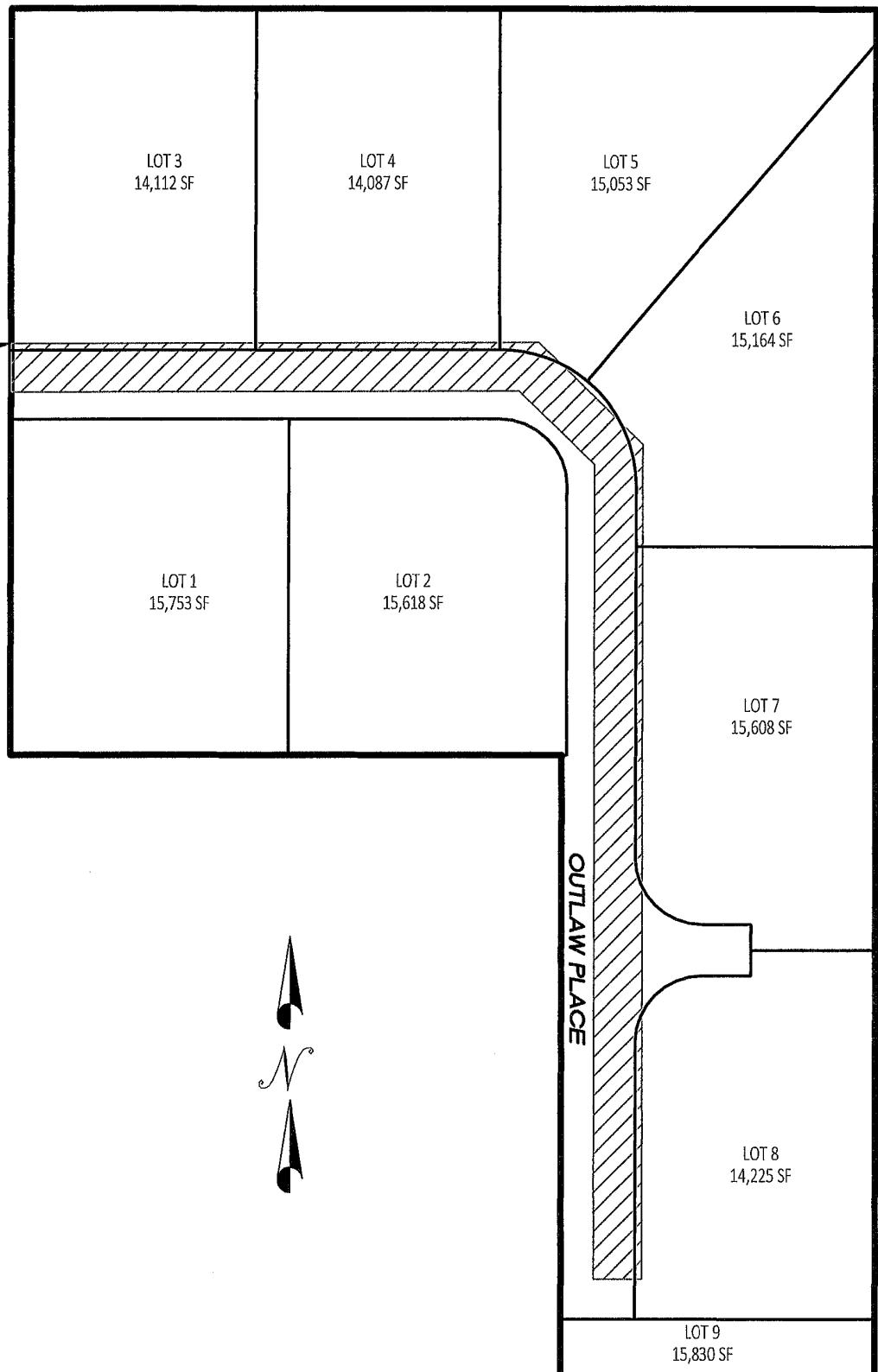
BASIS OF BEARING

South 00°07'25" West, being the bearing of the West line of the Northwest Quarter (NW 1/4) of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian.
End of description.

Bryan Yates, PLS
Professional Land Surveyor
Utah License No. 8589857

P.O.B. FOR 20.0' WIDE
SS EASEMENT

1300 EAST STREET



NOT TO SCALE

DATE: 6/27/2019

COMPILED: PJR

CHECKED: BEY

PORTER ROCKWELL ESTATES SUBDIVISION

SANITARY SEWER (SS) EASEMENT EXHIBIT

REDCON, INC.
LAND SURVEYORS



25 SOUTH MAIN SUITE 200
CENTERVILLE, UTAH 84014
(801) 298-2401
REDCON.COM

BK 10814 PG 9511