

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

13575127
02/23/2021 09:32 AM \$0.00
Book - 11123 Pg - 3713-3716
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: JLA, DEPUTY - W 4 P.

PARCEL I.D.# 33-02-152-024
33-02-152-005
33-02-176-018
GRANTOR: AXYS INC.
(River Spring Estates)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 2, 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, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

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

Contains: 30,569 square feet or 0.70 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 29th day of Jan, 2021.

GRANTOR(S)

AXYS INC.
By: Brandon Wolfe
Its: Principal
Title:

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 29 day of Jan, 2021, personally appeared before me
Kate Dixon who being by me duly sworn did say that (s)he is the
Brandon E. Wolfe of AXYS INC. a corporation, and that the foregoing instrument
was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors;
and acknowledged to me that said corporation executed the same.

Kate Dixon
Notary Public

My Commission Expires: 2/1/23

Residing in: Utah

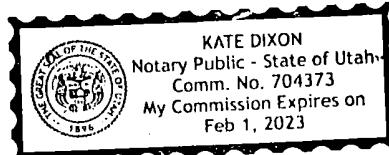


Exhibit 'A'

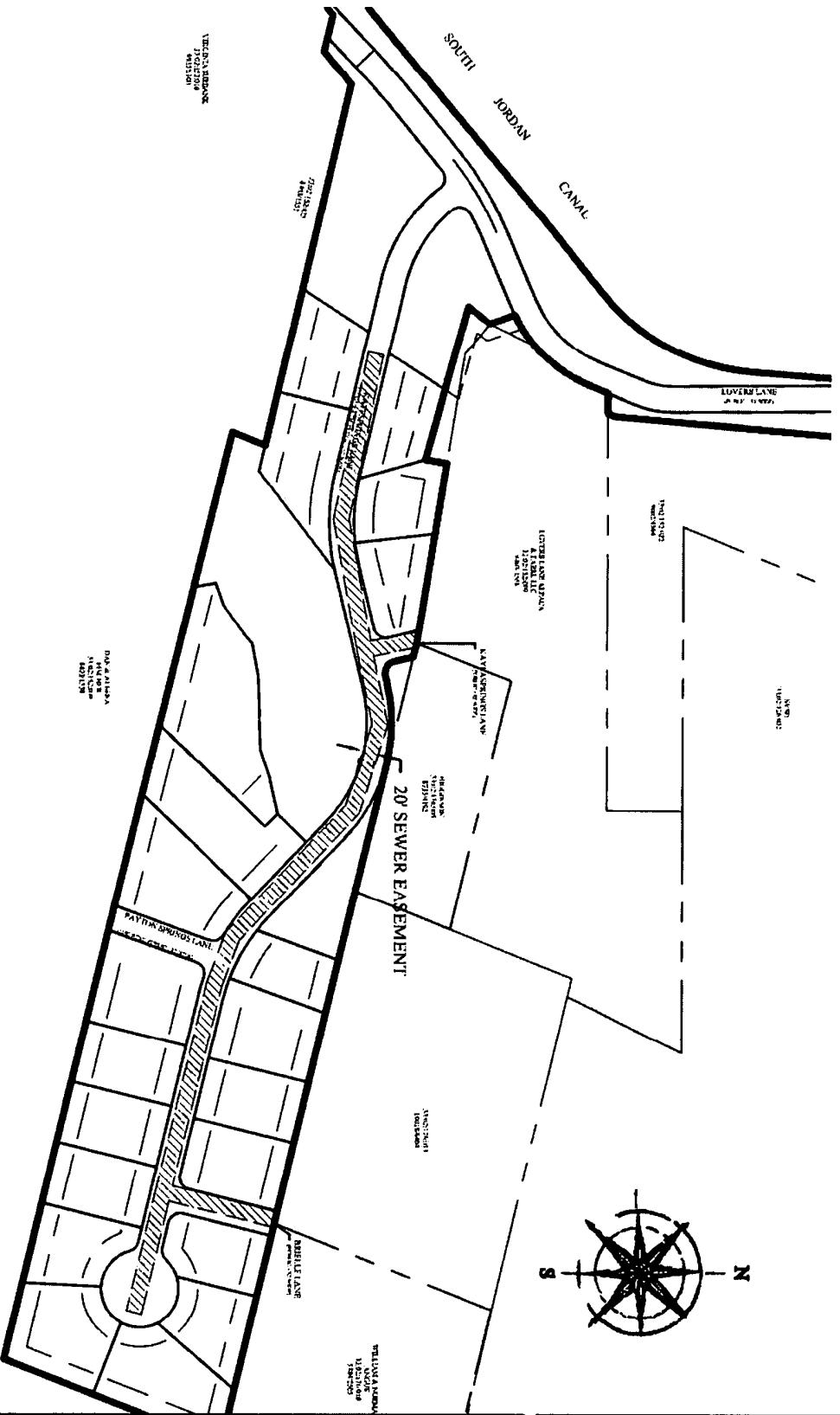
**LEGAL DESCRIPTION
PREPARED FOR
RIVER SPRING ESTATES
RIVERTON, UTAH
(Revised September 28, 2020)**

SEWER EASEMENT DESCRIPTION

A 20' sewer easement across a portion of the NW1/4 of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:

Beginning at a point located N0°00'44"W along the Section line 654.00 feet and East 842.54 feet from the West 1/4 Corner of Section 2, T4S, R1W, S.L.B.& M.; thence N11°35'08"E 20.00 feet; thence S78°24'52"E 217.63 feet; thence N79°48'07"E 160.39 feet; thence N11°24'58"W 62.99 feet; thence S80°42'20"E 14.32 feet; thence S76°18'35"E 7.30 feet; thence S11°24'58"E 54.97 feet; thence N78°07'57"E 90.62 feet; thence S72°23'57"E 120.99 feet; thence S46°44'17"E 226.22 feet; thence S69°21'07"E 62.57 feet; thence S76°06'08"E 263.57 feet; thence N13°45'57"E 138.98 feet; thence S76°18'00"E 20.00 feet; thence S13°45'57"W 139.03 feet; thence S76°14'03"E 148.67 feet; thence S13°45'57"W 20.00 feet; thence N76°14'03"W 158.68 feet; thence N76°06'08"W 274.78 feet; thence N69°21'07"W 67.75 feet; thence N46°44'17"W 225.67 feet; thence N72°23'57"W 111.17 feet; thence S78°07'57"W 95.58 feet; thence S79°48'07"W 174.60 feet; thence N78°24'52"W 221.48 feet to the point of beginning.

Contains: 30,569 square feet+/-



RIVER SPRING ESTATES SEWER EASEMENT

Date: 05/07/2020
Scale: 1"=200'
Drawn: SWL
Jdn: 1110

1 OF 1

FOCUS[®]
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