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

13818317
11/08/2021 12:32 PM \$0.00
Book - 11265 Pg - 8654-8658
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: DHA, DEPUTY - WI 5 P.

PARCEL I.D.# 26-27-401-001-0000
26-27-300-001-0000
GRANTOR: EDGE HOMES UTAH, LLC
LAST HOLDOUT, L.L.C. THE
(Copper Fields at Creek Ridge Phase 1)
Page 1 of 5

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southeast Quarter of Section 27, Township 3 South, Range 2 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 51,166 square feet or 1.175 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 5 day of November, 2021.

GRANTOR(S)

EDGE HOMES UTAH, LLC

By: [Signature]

Its: Manager
Title

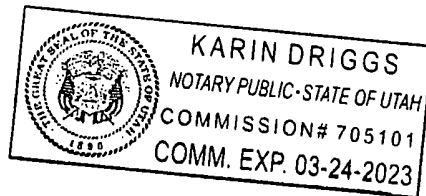
STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

On the 5 day of November, 2021, personally appeared before me Gordon Jones who being by me duly sworn did say that (s)he is the Manager of **EDGE HOMES UTAH, 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: 03/29/2023

Residing in: Lehi, UT



THE LAST HOLDOUT, L.L.C.

By: Emily B Markham
(Emily B. Markham)

Its: Manager
Title

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

On the 4th day of November, 2021, personally appeared before me Emily B. Markham who being by me duly sworn did say that (s)he is the Manager THE LAST HOLDOUT, L.L.C., 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.

Wende Harris
Notary Public

My Commission Expires: 10-12-2024

Residing in: Salt Lake City, Utah

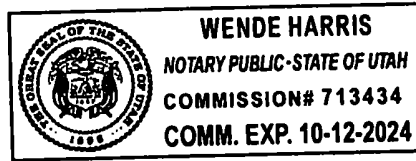


Exhibit 'A'

**LEGAL DESCRIPTION
PREPARED FOR
CREEK RIDGE PHASE I
HERRIMAN CITY, UTAH
(October 6, 2021)
19-0381**

SVSD 20' PROPOSED SEWER EASEMENT NORTH

A part of the South 1/2 of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Utah, being more particularly described as follows:

Beginning at a point located N89°45'57"W 564.50 feet along the Section line and N00°14'03"E 1,141.36 feet from the Southeast Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence S67°48'38"W 20.00 feet; thence N22°11'22"W 77.42 feet; thence N00°56'14"W 102.34 feet; thence S89°57'00"W 1,841.31 feet; thence S00°41'17"W 65.77 feet; thence N89°18'43"W 20.00 feet; thence N00°41'17"E 72.92 feet; thence N00°15'52"W 5.19 feet; thence N01°15'56"W 95.37 feet; thence N88°44'04"E 20.00 feet; thence S01°15'56"E 88.39 feet; thence N89°57'00"E 1,841.38 feet; thence N00°07'48"W 328.03 feet; thence N89°52'12"E 20.00 feet; thence S00°06'21"E 338.88 feet; thence S00°56'14"E 107.46 feet; thence S22°11'22"E 73.67 feet to the point of beginning.

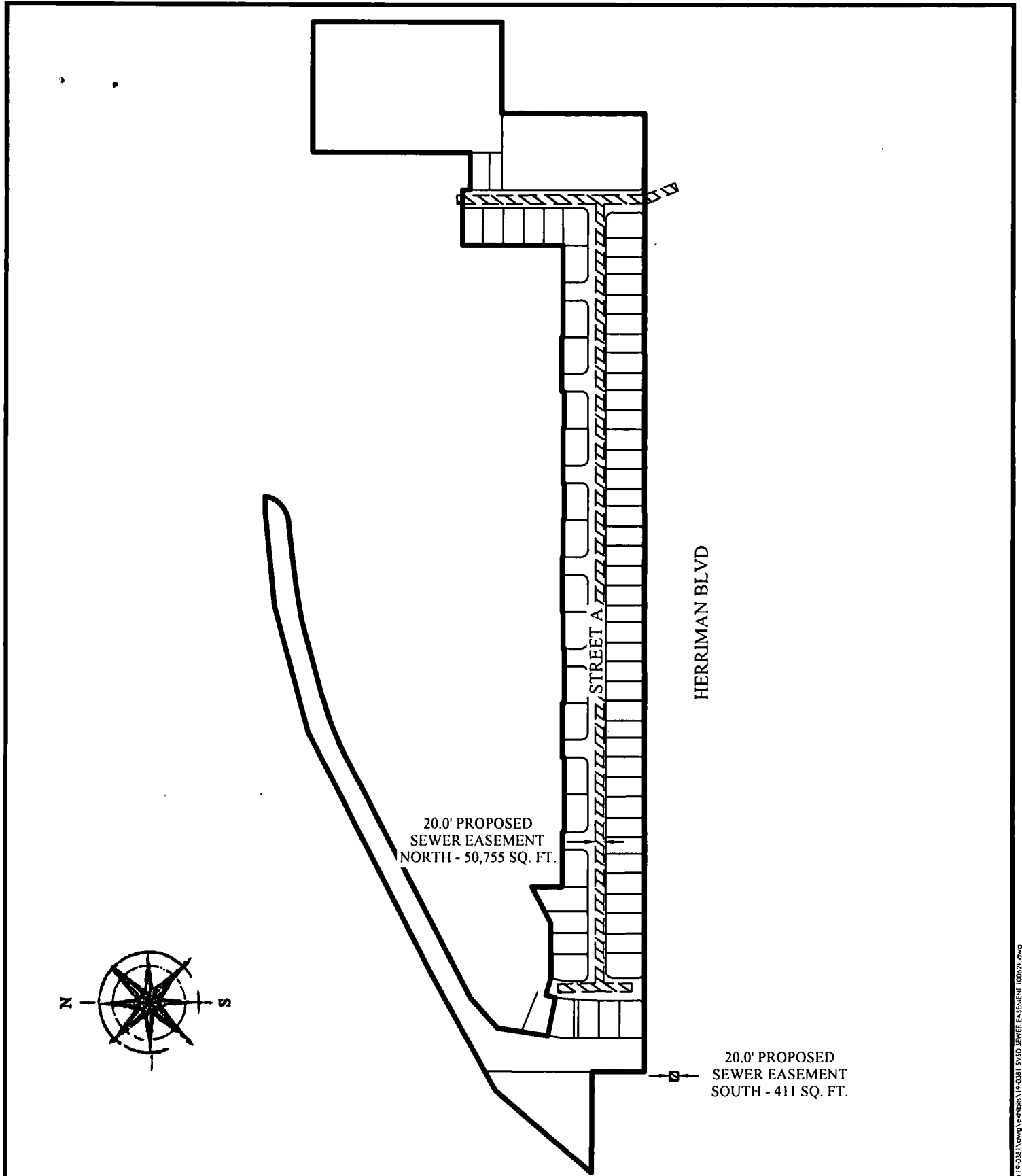
Contains: 50,755 square feet or 1.17 acres+/-

SVSD 20' PROPOSED SEWER EASEMENT SOUTH

A part of the South 1/2 of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Utah, being more particularly described as follows:

Beginning at a point located N89°45'57"W 2,664.69 feet along the Section line and N00°14'03"E 1,122.17 feet from the Southeast Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence S89°56'05"W 20.57 feet; thence N00°12'25"E 20.00 feet; thence N89°56'05"E 20.57 feet; thence S00°12'25"W 20.00 feet to the point of beginning.

Contains: 411 square feet or 0.01 acres+/-



20.0' PROPOSED
SEWER EASEMENT
NORTH - 50,755 SQ. FT.

HERRIMAN BLVD

20.0' PROPOSED
SEWER EASEMENT
SOUTH - 411 SQ. FT.

CREEK RIDGE PHASE 1

SVSD SEWER EASEMENT

FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Date Created:	10/06/2021
Scale:	NTS
Drawn:	JKEH
Job:	19-0381
Sheet:	01

Z:\2019\19-0381\Creek Ridge Area B\Design\19-0381 SVSD Sewer Easement 108621.dwg