

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

14050846 B: 11389 P: 8741 Total Pages: 5
12/08/2022 10:50 AM By: ggasca Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 33-07-428-025-0000

33-07-428-013-0000

GRANTOR: TERRACE APARTMENTS, LLC
ACADEMY VILLAGE LAND HOLDINGS, LLC

(Academy Terrace Apartments)

Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 7, 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, more particularly described as follows:

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

Contains: 6,000 square feet or 0.138 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 29 day of November, 2022.

GRANTOR(S)

TERRACE APARTMENTS, LLC

By: [Signature]

Its: President
Title

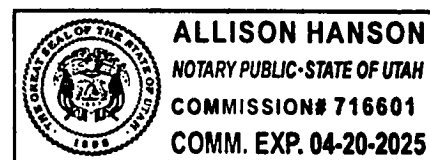
STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On the 29 day of November, 2022, personally appeared before me Jaron Johnson who being by me duly sworn did say that (s)he is the President of **TERRACE APARTMENTS, 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: 4-20-2025

Residing in: Salt Lake City, UT



ACADEMY VILLAGE LAND HOLDINGS, LLC

By: [Signature]

Its: Authorized Representative
Title

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

On the 30th day of November, 2023 personally appeared before me John Dahlstrom who being by me duly sworn did say that (s)he is the Authorized Representative of **ACADEMY VILLAGE LAND HOLDINGS, 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: Aug. 8 2026

Residing in: Utah

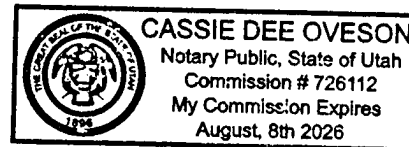
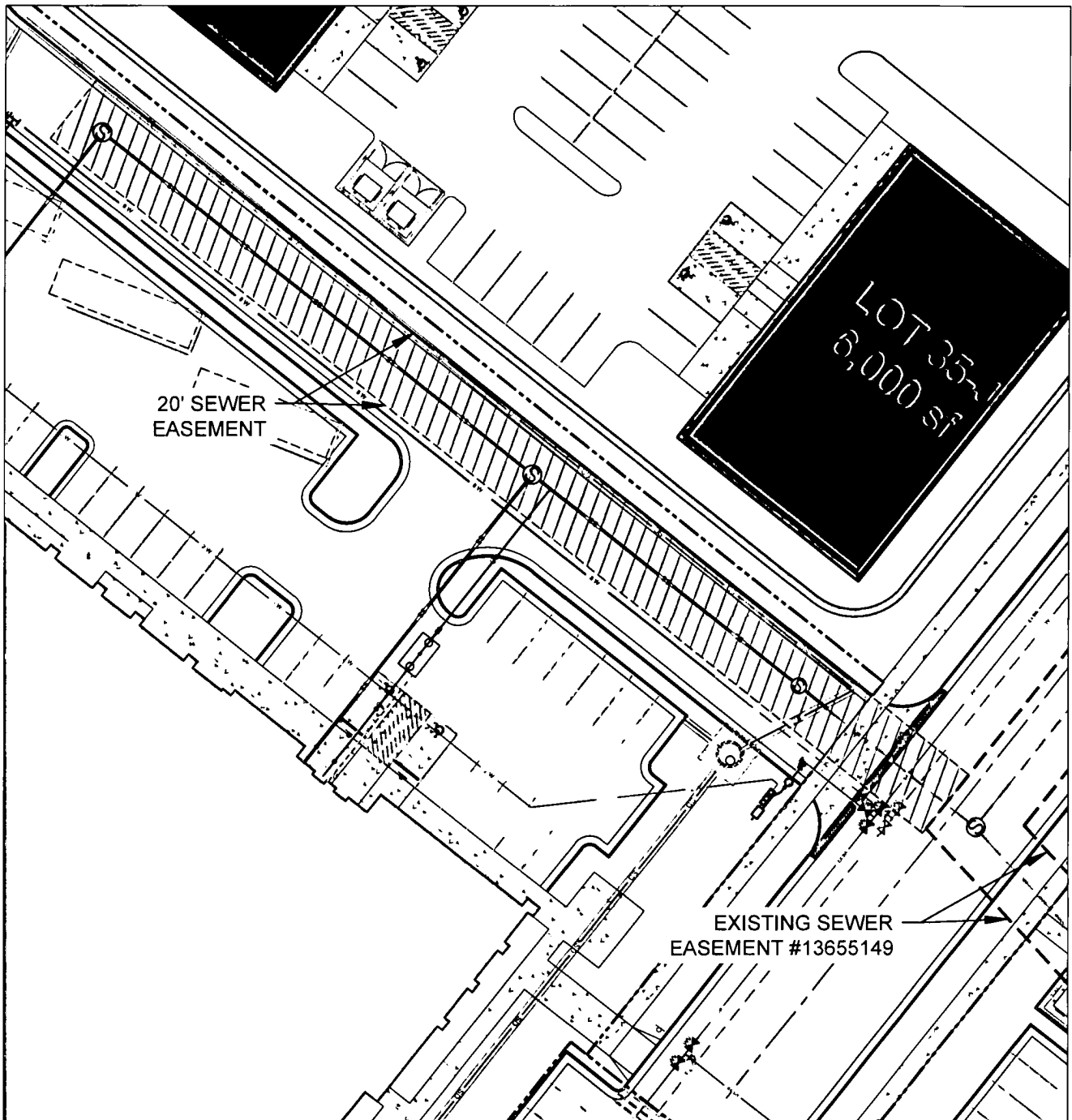


Exhibit 'A'

Sewer Easement for Academy Terrace in POD 35

A TWENTY FOOT (20') WIDE SEWER EASEMENT THAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS WEST 529.63 FEET AND SOUTH 601.22 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 51°36'00" WEST 300.00 FEET; THENCE SOUTH 38°24'00" WEST 20.00 FEET; THENCE SOUTH 51°36'00" EAST 300.00 FEET; THENCE NORTH 38°24'00" EAST 20.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 6,000 SQ/FT OR 0.138 ACRES



SCALE: 1"=40'

DRAWN BY: SPM

CHECKED BY: RD

DATE: 11-07-22

PROJECT No: 2468

ACADEMY TERRACE
SEWER EASEMENT
HERRIMAN CITY, UTAH



2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SHEET

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