

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

14054234 B: 11391 P: 7243 Total Pages: 4  
12/19/2022 12:06 PM 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.# 33-22-126-008-0000  
GRANTOR: TFC PORTER ROCKWELL, LLC  
(Porter Rockwell Commercial Mainline)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 22, 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: 14,529 square feet or 0.33 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.

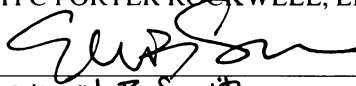
GRANTORS shall not build or construct, or permit to be built or constructed, any building or other

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 14<sup>th</sup> day of December, 2022

GRANTOR(S)

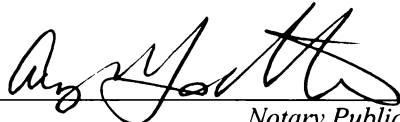
TFC PORTER ROCKWELL, LLC

By:   
Elliott B. Smith

Its: manager  
Title

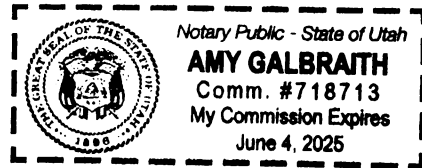
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 14<sup>th</sup> day of December, 2022 personally appeared before me Elliott B. Smith who being by me duly sworn did say that (s)he is the manager of TFC PORTER ROCKWELL, 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.

  
Notary Public

My Commission Expires: 6/4/2025

Residing in: Salt Lake City



## Exhibit 'A'

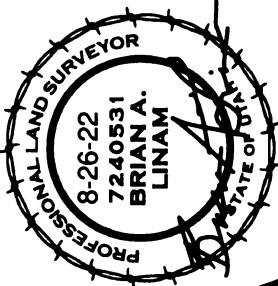
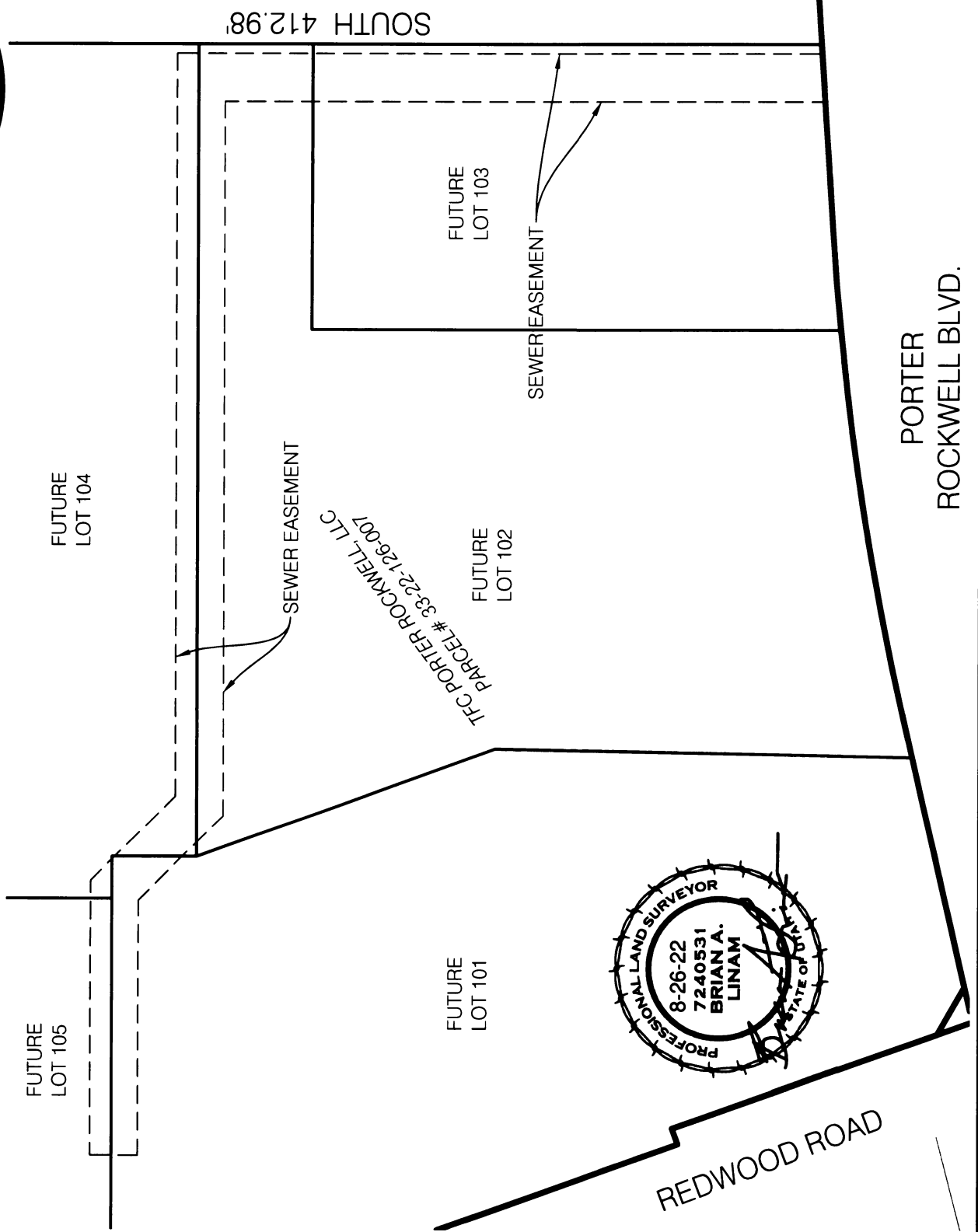
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WOOD HOLLOW RANCHETTES, SAID POINT BEING NORTH 89°58'43" WEST 1106.79 FEET ALONG THE SECTION LINE AND SOUTH 108.06 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: AND RUNNING THENCE SOUTH 89°57'36" EAST 115.41 FEET; THENCE SOUTH 45°00'01" EAST 50.08 FEET; THENCE NORTH 89°59'59" EAST 310.47 FEET; THENCE SOUTH 269.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PORTER ROCKWELL BLVD.; THENCE SOUTH 86°17'16" WEST 20.04 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 251.18 FEET; THENCE SOUTH 89°59'59" WEST 298.75 FEET; THENCE NORTH 45°00'01" WEST 50.08 FEET; THENCE NORTH 89°57'36" WEST 107.14 FEET; THENCE NORTH 00°02'24" EAST 20.00 FEET TO THE POINT OF BEGINNING.

NORTH



SOUTH 412.98'

# SEWER EXHIBIT



PORTER ROCKWELL BLVD.

REDWOOD ROAD

SCALE: 1" = 60'		<b>PORTER ROCKWELL COMMERCIAL SUBDIVISION</b> REDWOOD ROAD & PORTER ROCKWELL BLVD.	SEWER EXHIBIT
DRAWN:	8/26/2022		DWG. NO. 2101032.dwg PROJECT. NO. 2101032
CHECKED:	8/26/2022		
APPROVED:	8/26/2022		