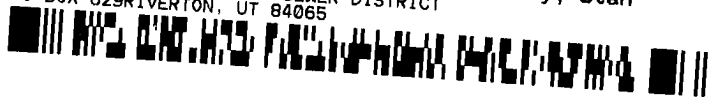


When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

14107955 B: 11420 P: 5519 Total Pages: 5  
05/22/2023 12:26 PM By: mpalmer 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.# 27-24-328-006-0000  
27-24-328-008-0000

GRANTOR: VANTAGGIO BW TOWNS, LLC  
(Big Willow Creek Phase 7 & 8)

Page 1 of 5

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the Southwest Quarter of Section 24, Township 3 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, 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: 42,783 square feet or 0.98 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 16 day of May, 2023

GRANTOR(S)

VANTAGGIO BW TOWNS, LLC

By: [Signature]

Its: Manager  
Title

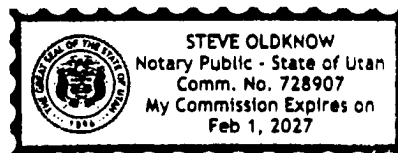
STATE OF UTAH )  
 ) :SS  
COUNTY OF SALT LAKE )

On the 16 day of MAY, 2023, personally appeared before me KEVIN ANGLESEY who being by me duly sworn did say that (s)he is the manager of VANTAGGIO BW TOWNS, 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: FEB 1, 2027

Residing in: SALT LAKE CITY



**Exhibit 'A'**

***SEWER EASEMENT 1***

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°59'36"W 1184.10 feet along the Section line and S0°00'24"E 145.68 feet from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence S34°00'10"E 86.49 feet; thence N87°36'07"E 77.15 feet; thence S87°37'39"E 67.53 feet; thence S02°22'21"W 20.00 feet; thence N87°37'39"W 56.68 feet; thence S00°06'23"E 42.59 feet; thence S07°48'57"E 143.53 feet; thence S00°06'13"E 31.10 feet; thence S88°06'13"E 56.84 feet; thence S01°53'47"W 20.00 feet; thence N88°06'13"W 56.15 feet; thence S00°06'13"E 207.60 feet; thence N89°53'47"E 137.54 feet; thence S84°19'22"E 158.03 feet; thence S05°40'38"W 20.00 feet; thence N84°19'22"W 157.02 feet; thence S89°53'47"W 156.53 feet; thence N00°06'13"W 81.53 feet; thence S89°53'47"W 99.46 feet; thence N00°06'13"W 20.00 feet; thence N89°53'47"E 99.46 feet; thence N00°06'13"W 175.84 feet; thence N07°48'57"W 143.52 feet; thence N00°06'23"W 43.97 feet; thence S87°36'07"W 69.23 feet; thence S57°35'48"W 90.15 feet; thence N32°24'12"W 20.00 feet; thence N57°35'48"E 82.55 feet; thence N34°00'10"W 81.80 feet; thence N55°59'50"E 20.00 feet to the point of beginning.

Containing 0.57 acres +/-

***SEWER EASEMENT 2***

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°59'36"W 1028.54 feet along the Section line and S0°00'24"E 725.24 feet from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence S00°06'13"E 304.50 feet; thence N89°53'47"E 240.68 feet; thence N05°40'38"E 218.83 feet; thence S84°19'22"E 20.00 feet; thence S05°40'38"W 236.91 feet; thence S89°53'47"W 268.15 feet; thence S83°00'55"W 105.39 feet; thence N06°59'05"W 20.00 feet; thence N83°00'55"E 97.12 feet; thence N00°06'13"W 305.63 feet; thence N89°53'47"E 20.00 feet to the point of beginning.

Containing 0.41 acres +/-.

(ARP: S89°59'54"W 2656.23)  
 BASIS OF BEARING: S89°59'36"W  
 (SECTION LINE) MEASURED: 2,650.51'  
 1028.54' (TIE)

WEST 1/4 CORNER OF  
 SECTION 24, T3S, R1W, SLB&M  
 FOUND 3" FLAT BRASS  
 SALT LAKE COUNTY MONUMENT

CENTER 1/4 CORNER OF  
 SECTION 24, T3S, R1W, SLB&M  
 FOUND 2.5" FLAT BRASS  
 SALT LAKE COUNTY MONUMENT

ENGELMANN DRIVE  
 PUBLIC ROW (470 W)

POINT OF  
 BEGINNING  
 725 724 723

N89°53'47"E  
 20.00'

BIG WILLOW CREEK PH 6  
 PARCEL A  
 ENTRY: 13874054  
 BOOK: 2022P  
 PAGE: 034

N0°06'13"W 305.63'  
 S0°06'13"E 304.50'

708 709 710 711 712 713 714 715

S84°19'22"E  
 20.00'

707 706 705 716 717 718

PROPOSED  
 BIG WILLOW CREEK PHASE 7

704 703 702 701 719 720 721 722

N83°00'55"E  
 97.12'

N6°59'05"W  
 20.00'

N5°40'38"E 218.83'  
 S5°40'38"W 236.91'

N89°53'47"E 240.68'

S89°53'47"W 268.15'

S83°00'55"W  
 105.39'

BIG WILLOW CREEK PH 6  
 PARCEL A  
 ENTRY: 13874054  
 BOOK: 2022P  
 PAGE: 034

UD001  
 10764-4466

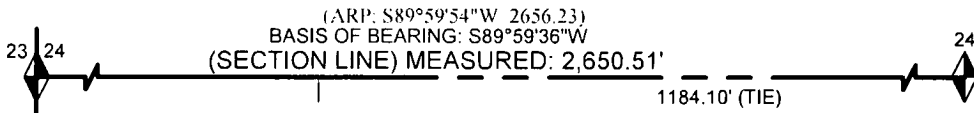
 SEWER EASEMENT 0.41 ACRES



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

**BIG WILLOW CREEK PH 7  
 SEWER EASEMENT 2**

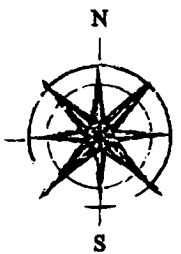
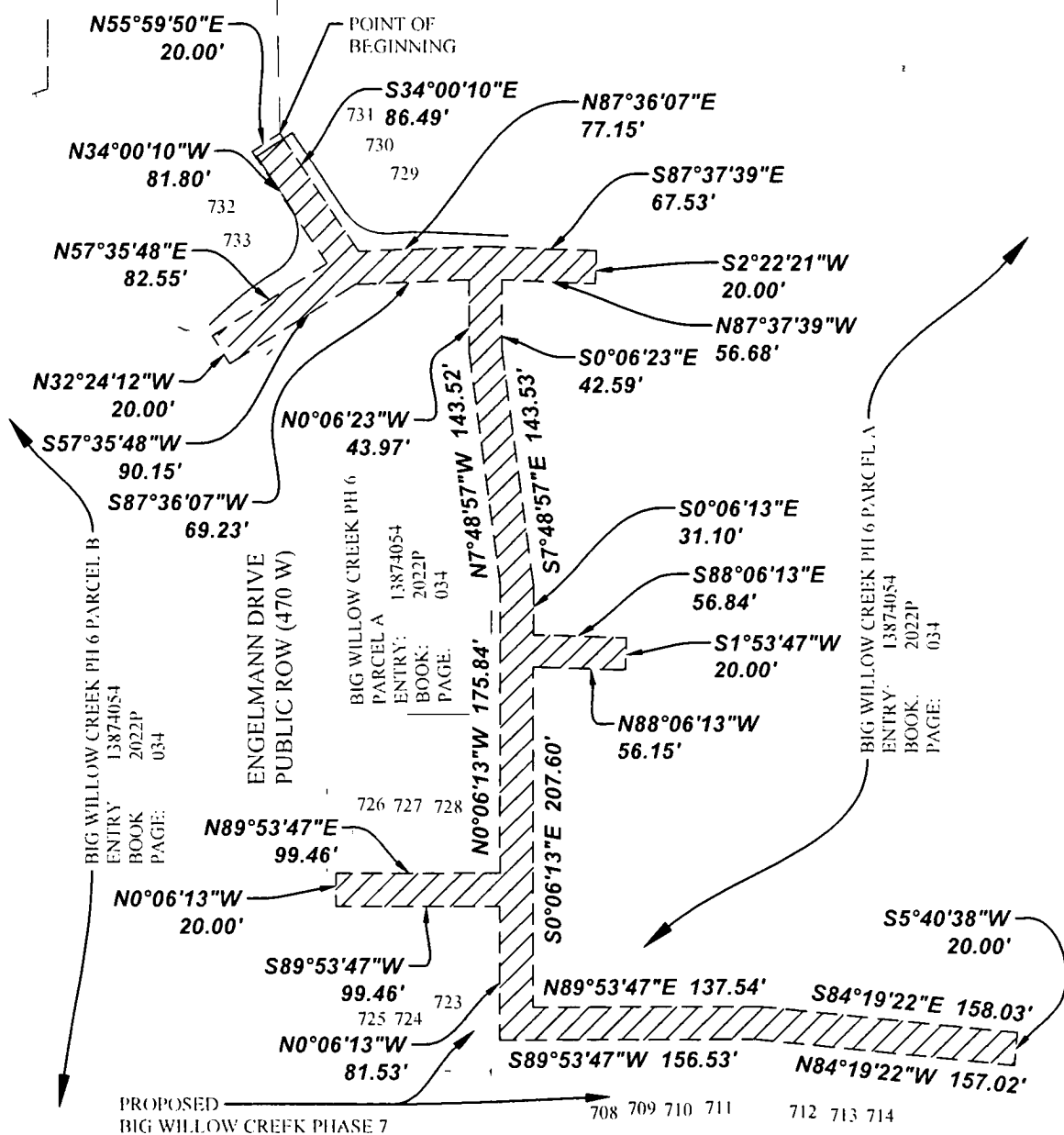
|             |          |
|-------------|----------|
| Area/Volume | 43.42073 |
| Scale       | N.T.S.   |
| Drawn       | RM       |
| Sub         | 22-0362  |
| Sheet       | 1 of 1   |



WEST 1/4 CORNER OF SECTION 24, T3S, R1W, SLB&M FOUND 3" FLAT BRASS SALT LAKE COUNTY MONUMENT

CENTER 1/4 CORNER OF SECTION 24, T3S, R1W, SLB&M FOUND 2.5" FLAT BRASS SALT LAKE COUNTY MONUMENT

 SEWER EASEMENT 0.57 ACRES



**FOCUS**  
ENGINEERING AND SURVEYING, L.L.C.  
6949 S HIGH TECH DRIVE SUITE 200  
MIDVALE UT 84047 PH (801) 352-0075  
www.focusutah.com

# BIG WILLOW CREEK PH 7 SEWER EASEMENT 1

|       |            |
|-------|------------|
| Date  | 12/14/2023 |
| Scale | NTS        |
| North | RM         |
| Job   | 22-01562   |
| Sheet | 1 of 1     |