

When Recorded Return to:

South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

14159024 B: 11448 P: 4332 Total Pages: 4
10/02/2023 03:40 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL NO.: 33-07-428-019-0000

GRANTOR: ACADEMY VILLAGE LAND HOLDINGS, LLC

Page 1 of 4

SEWER LATERAL EASEMENT

A ten (10) foot wide lateral 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 considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR(S) hereby grant, convey, sell, and set over unto ACADEMY VILLAGE LAND HOLDINGS, LLC, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer laterals, and other sewer collection and transmission structures and facilities, hereinafter called Facilities, insofar as they lie within the property of the GRANTOR(S), said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTOR'S land lying within a strip ten (10) feet wide, more particularly described as follows:

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

Contains: 674 square feet or 0.0156 acres

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents, and assigns to enter upon the above described property with such equipment and vehicles as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities.

During construction periods, GRANTEE and its agents may use such portions of GRANTOR'S

property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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.

GRANTOR(S) shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage through said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR(S) shall not build or construct or permit to be built or constructed over or across said right-of-way, any building or other improvements, 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 GRANTOR(S) and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR(S) have executed their right-of-way and easement this 19th day of September, 2023.

GRANTOR(S)

ACADEMY VILLAGE LAND HOLDINGS, LLC

By: [Signature]
Its: Authorized Representative
Title

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

On the 19th day of September, 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: Sept. 1, 2024

Residing in: Utah County

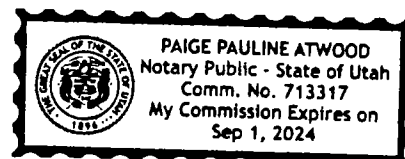


Exhibit 'A'

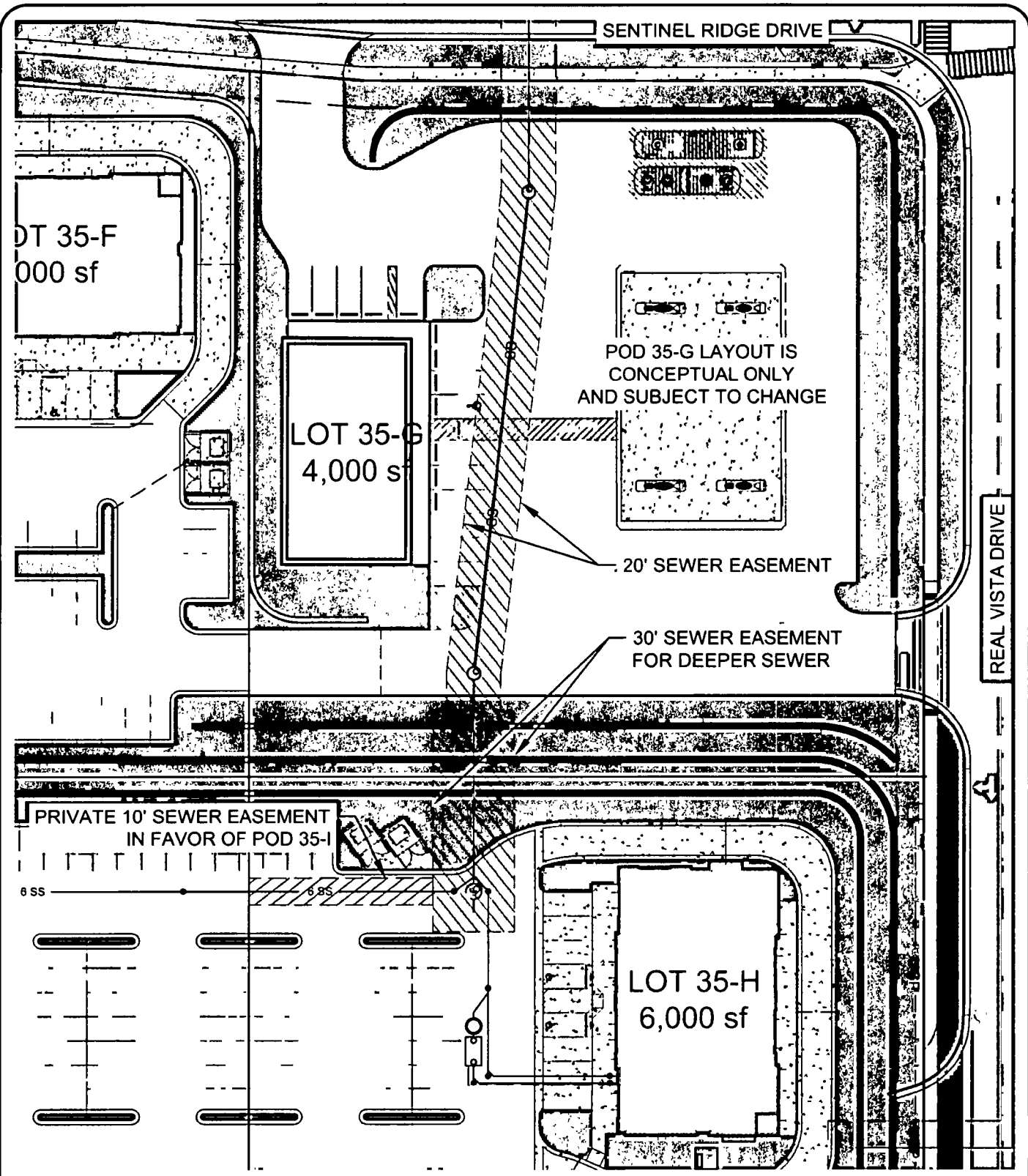
Private Sewer Easement in favor of POD 35-I

A PRIVATE 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 BEING SOUTH 0°28'03" WEST 534.60 FEET ALONG THE SECTION LINE AND NORTH 89°31'57" WEST 38.50 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE SOUTH 51°36'00" EAST 67.87 FEET,
THENCE SOUTH 38°24'00" WEST 10.00 FEET,
THENCE NORTH 51°36'00" WEST 67.87 FEET,
THENCE NORTH 38°24'00" EAST 10.00 FEET.
CONTAINS 678.74 SQ/FT OR 0.0156 ACRES.

P:\Shared Files\Projects\2506 Pod 35 A thru I\Pod 35 H.dwg 102-Documents\Boundary Descriptions\Sewer Outfall Exhibit.dwg File 27 2023 - 12:13pm



SCALE: 1"=20'
DRAWN BY: SPM
CHECKED BY: RD
DATE 02 27 2023
PROJECT No 2506

ACADEMY VILLAGE POD 35 H AND I

SEWER OUTFALL

HERRIMAN CITY, UTAH



infinity
CONSULTANTS

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

SHEET

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