When Recorded Return to: Joel Thompson South Valley Sewer District P.O. Box 629 Riverton, UT 84065 14182929 B: 11460 P: 3370 Total Pages: 4
12/07/2023 10:51 AM By: Mwestergard Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629RIVERTON, UT 84065

PARCEL I.D.# 26-25-201-012-0000 GRANTOR: SUNRISE 3, LLC (Studio Business Park) Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 25, 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, 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: 10,506 square feet or 0.24 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 22 day of November, 2023.

•		
		GRANTOR(S)
		SUNRISE 3, LLC
		Ву:
		Its: Manag
STATE OF UTAH	`	(Ti) le
STATE OF UTAH) :ss	
COUNTY OF SALT LAKE)	
within and foregoing instrume held by authority of its operating	of SUNF ont was duly authorized	, 20 23 personally appeared before me who being by me duly sworn did say that (s)he is the RISE 3, LLC a limited liability company, and that the d by the limited liability company at a lawful meeting acknowledged to me that said limited liability company
executed the same.		
		Notary Public
My Commission Expires:	118/2026	,
My Commission Expires:	Lake	CASEY FORBUSH NOTARY PUBLIC - STATE OF UTAH COMMISSION# 724232 COMM. EXP. 04-18-2026

Page 3

Exhibit 'A'

Located in the Northeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly boundary line of COPPER CREEK ESTATES PHASE 1, according to the official plat thereof recorded November 5, 1997 as Entry No. 6783129 in Book 97-11P at Page 343 in the Salt Lake County Recorder's Office, said point also being S89°39'15"E 1338.89 feet along the Section line and S00°20'45"W 301.40 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along said boundary line S00°20'47"W 20.08 feet; thence N89°38'30"W 369.27 feet; thence N37°36'21"W 165.00 feet; thence N52°23'39"E 20.00 feet; thence S37°36'21"E 155.23 feet; thence S89°39'13"E 359.51 feet to the point of beginning.

Containing 0.24 acres +/-

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NORTH 1/4 CORNER OF NORTHEAST CORNER OF SECTION 25, T3S, R2W, SLB&M SECTION 25, T3S, R2W, SLB&M STANDARD 2.5" MONUMENT STANDARD 2.5" MONUMENT (FOUND) (FOUND) (ARP: S89°55'17"E 2,677.83') 24 BASIS OF BEARING: S89°39'15"E (SECTION LINE) MEASURED: 2,677.92' 25 1338.89' (TIE) 130 N52°23'39"E S00°20'45"W 301.40' (TIE) 20.00' 101 106 131 PROPOSED STUDIO BUSINESS PARK SUBDIVISION 132 - COPPER CREEK -ESTATES PHASE 1 97-11P/343 POINT OF **BEGINNING** S89°39'13"E 359.51' N89°39'13"W 369.27' 133 S0°20'47"W 20.08' PROPOSED STUDIO BUSINESS · PARK SUBDIVISION 14182929 134 B: 11460 P: 3373 102 104 135 No. 183395 Page 4 of 4 SVSD SEWER EASEMENT NTS **EXHIBIT** ENGINEERING AND SURVEYING, LLC 6949 S. HIGH TECH DRIVE SUITE 200

MIDVALE, UTAH 84047 PH: (801) 352-0075 www.focusutah.com

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