

14197605 B: 11468 P: 81 Total Pages: 4
01/25/2024 11:41 AM By: vanguyen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



When Recorded Return to:
Joel Thompson
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

PARCEL I.D.# 26-14-400-017-0000
GRANTOR: THE LAST HOLDOUT, LLC
(South Jordan Commercial – U of U Extension)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 14, 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: 28,717 square feet or 0.659 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

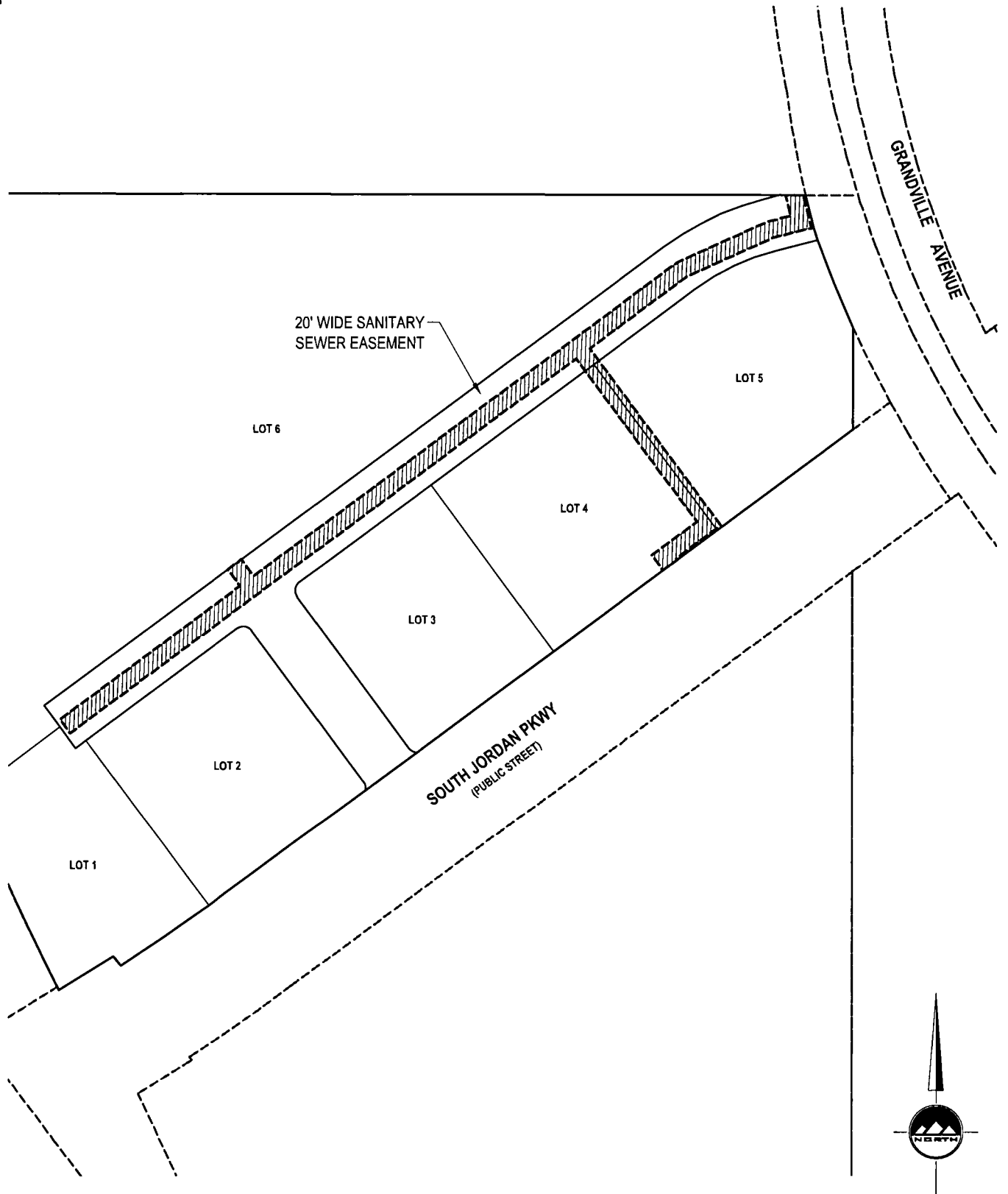
Exhibit 'A'


Sewer Easement

Beginning at a point South 00°02'50" West 1,738.44 feet along the Section Line and West 206.70 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 53°27'06" West 20.00 feet;
thence North 36°32'54" West 22.05 feet;
thence North 53°26'51" East 65.98 feet;
thence North 36°33'05" West 238.94 feet;
thence South 53°27'06" West 466.20 feet;
thence South 53°27'06" West 273.29 feet;
thence North 36°32'54" West 20.00 feet;
thence North 53°27'06" East 263.29 feet;
thence North 36°32'54" West 24.00 feet;
thence North 53°27'06" East 20.00 feet;
thence South 36°32'54" East 24.00 feet;
thence North 53°27'06" East 476.20 feet;
thence North 53°27'06" East 142.84 feet;
thence North 65°44'39" East 115.84 feet;
thence North 75°38'50" East 28.39 feet;
thence North 14°21'10" West 24.77 feet;
thence South 89°51'12" East 20.66 feet;
thence South 14°21'10" East 39.60 feet;
thence South 75°38'50" West 46.66 feet;
thence South 65°44'39" West 111.95 feet;
thence South 53°27'06" West 140.69 feet;
thence South 36°33'05" East 258.94 feet;
thence South 53°26'51" West 65.98 feet;
thence South 36°32'54" East 2.06 feet to the point of beginning.

Contains 28,717 Square Feet or 0.659 Acres



<p>PROJECT # 11448 DATE 11/22/23</p> <p>C1.0</p> <p>FILE:</p>	<p>SOUTH JORDAN COMMERCIAL</p> <p>GRANDVILLE AVE & SOUTH JORDAN PARKWAY SOUTH JORDAN CITY, UTAH SANITARY SEWER EXHIBIT</p>	<p>FOR: ANTHEM COMMERCIAL, LLC 126 W. SEGO LILY DRIVE, SUITE 275 SANDY, UTAH 84070</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p>	
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