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

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 GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESŞ WHEREOF, the GRANTORS I	have executed this right-of-way and Easement
this // day of January, 2024	
\	
	GRANTOR(S)
	Gran (Tork(S)
	7 THE LAST HOLDOUT, LLC
	THE EAST HOLDOUT, ELC
	Burnell & Wark ham
	By May Production
	Its: MANAGER
	Title
STATE OF UTAH)	Titte
:ss	
COUNTY OF SALT LAKE)	
COUNTY OF SALET LARCE ,	
On the 11 day of January	, 20 24 , personally appeared before me
	eing by me duly sworn did say that (s)he is the
	Γ HOLDOUT, LLC a limited liability company,
and that the within and foregoing instrument was duly auth	
meeting held by authority of its operating agreement; and d	
company executed the same.	diffy acknowledged to the that said littlifed hability
company executed the same.	
	() CHECOTO A
	Notary Public
My Commission Expires: 12 - 2 - 2027	Woldry I wolle
- 	J CAMPIOE PORTER
Residing in: Salt (ake County, UT	CANDICE PORTER
Residing in. Oddy Carpe Source (17)	Notary Public, State of Utah Commission # 734252
U	My Commission Expires
	December 2, 2027
	

Page 3

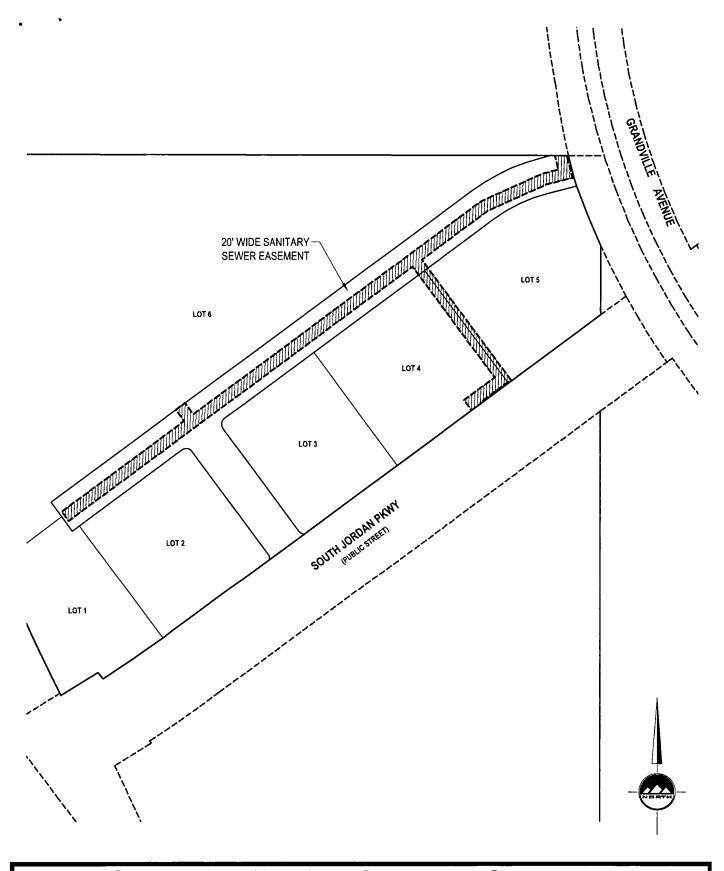
Exhibit 'A'

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

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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.
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Contains 28,717 Square Feet or 0.659 Acres



PROJECT # DATE 11/22/23

FILE:

C1.0

SOUTH JORDAN COMMERCIAL

GRANDVILLE AVE & SOUTH JORDAN PARKWAY
SOUTH JORDAN CITY, UTAH
SANITARY SEWER EXHIBIT

ANTHEM COMMERCIAL, LLC 126 W. SEGO LILY DRIVE, SUITE 275 SANDY, UTAH 84070 45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com

