

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

14247533 B: 11495 P: 4259 Total Pages: 8
06/03/2024 12:58 PM By: EMehanovic 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.# 33-16-300-031-0000
33-16-300-033-0000
33-16-300-038-0000
33-16-300-039-0000
33-16-376-002-0000
33-16-400-018-0000
33-21-200-018-0000
33-21-200-013-0000

GRANTOR: WASATCH SOUTH HILLS DEVELOPMENT CO., LLC
WPA DEVELOPMENT, LLC
STAKER & PARSON COMPANIES
(South Hills East Sewer Outfall)

Page 1 of 7

EASEMENTS

Sanitary sewer easements located in the South Half of Section 16 and the Northeast Quarter of Section 21, 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 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, more particularly described as follows:

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

Contains: 78,238 square feet or 1.80 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 _____ day of _____, 20__.

GRANTOR(S)

WASATCH SOUTH HILLS DEVELOPMENT CO., LLC

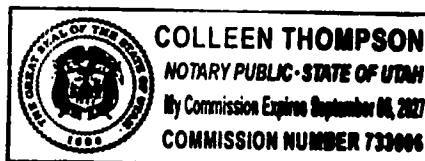
By: Craig Edwards
Its: president
Title

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

On the 15th day of May, 2024, personally appeared before me Craig Edwards Notary being by me duly sworn did say that (s)he is the President of WASATCH SOUTH HILLS DEVELOPMENT CO., 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: 9-5-27
Residing in: Salt Lake Co



NOTARY SEAL NOT LEGIBLE
-CO RECORDER-

WPA DEVELOPMENT, LLC

By: _____

Its: _____
Title

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

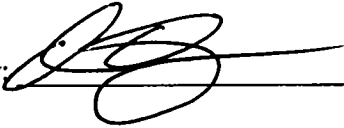
On the _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that (s)he is the _____ of WPA DEVELOPMENT, LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

Notary Public

My Commission Expires: _____

Residing in: _____

STAKER & PARSON COMPANIES

By:  _____

Its: General Manager
Title

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

On the 14 day of May, 2021 personally appeared before me Chris Ylincheta who being by me duly sworn did say that (s)he is the General Manager of STAKER & PARSON COMPANIES a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.



Notary Public

My Commission Expires: 12-29-2027

Residing in: Salt Lake



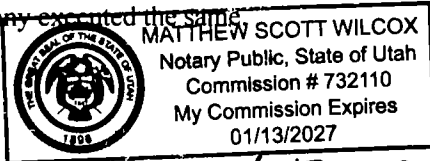
WPA DEVELOPMENT, LLC

By: _____

Its: Authorized Signer
Title

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

On the 15 day of MAY, 2024 personally appeared before me DEREK ANDERSON who being by me duly sworn did say that (s)he is the AUTHORIZED SIGNER of **WPA DEVELOPMENT, 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.



Matthew Wilcox
Notary Public

My Commission Expires: 1-13-2027

Residing in: STATE OF UTAH

STAKER & PARSON COMPANIES

By: _____

Its: _____
Title

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

On the _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that (s)he is the _____ of **STAKER & PARSON COMPANIES** a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

Notary Public

My Commission Expires: _____

Residing in: _____

Exhibit 'A'**STAKER – EAST SEWER OUTFALL EASEMENT**

BEGINNING AT A POINT WHICH IS S53°06'38"E 1203.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N.48°43'45"E.. A DISTANCE OF 30.31 FEET; THENCE S.49°43'30"E.. A DISTANCE OF 29.03 FEET; THENCE N.51°04'39"E.. A DISTANCE OF 5.07 FEET; THENCE S.49°43'31"E.. A DISTANCE OF 20.37 FEET; THENCE S.51°09'31"W.. A DISTANCE OF 35.60 FEET; THENCE N.49°43'29"W.. A DISTANCE OF 48.09 FEET TO THE POINT OF BEGINNING. CONTAINING 1,562.65 SQUARE FEET OR 0.0359 ACRES, MORE OR LESS.

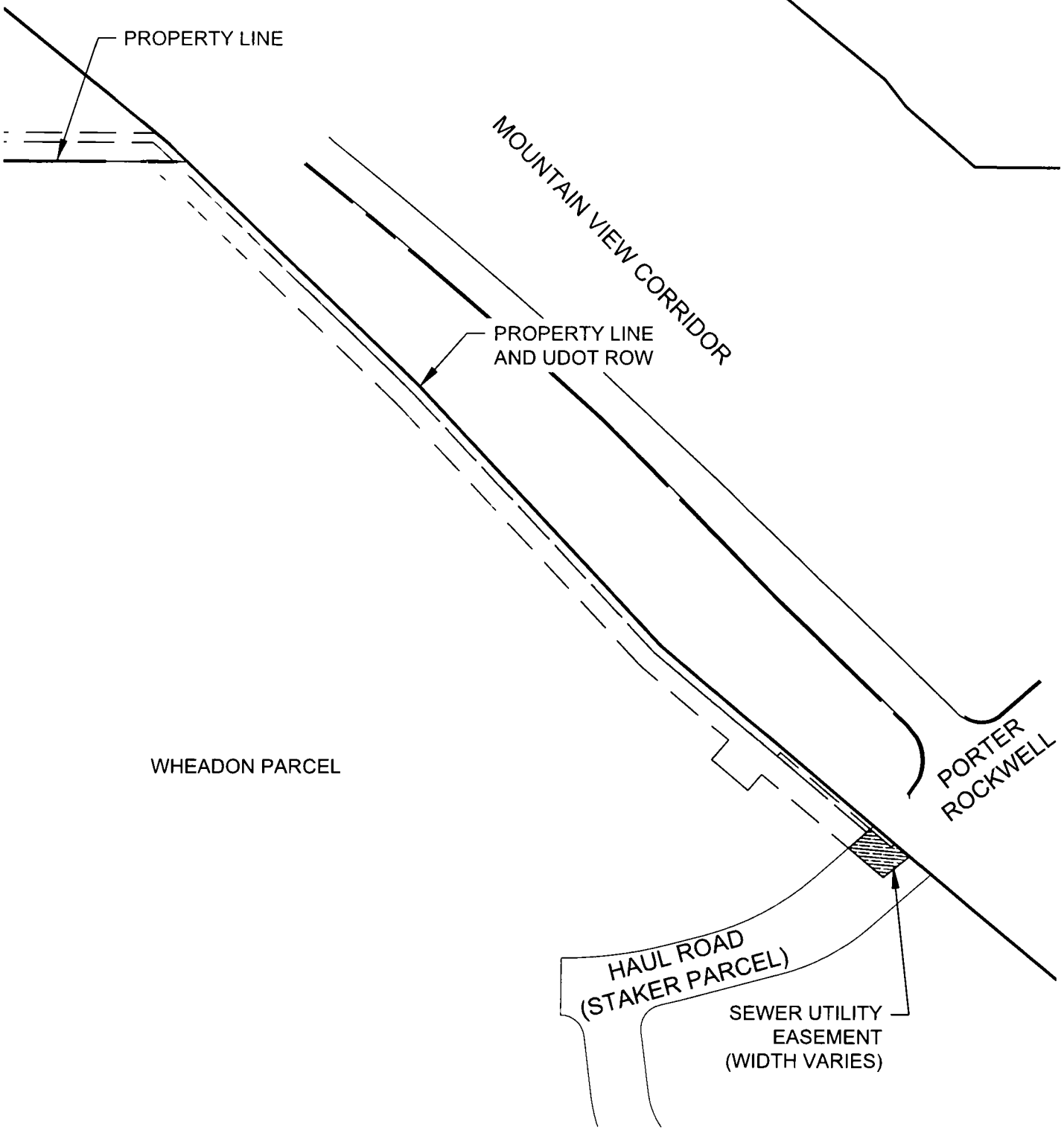
WHEADON – EAST OUTFALL SEWER EASEMENT

BEGINNING AT A POINT WHICH IS S89°41'28"E 223.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S.89°41'28"E., A DISTANCE OF 28.97 FEET; THENCE S.46°01'31"E., A DISTANCE OF 349.32 FEET; THENCE S.42°57'00"E., A DISTANCE OF 371.92 FEET; THENCE S.49°43'29"E., A DISTANCE OF 169.65 FEET; THENCE N.40°16'31"E., A DISTANCE OF 5.00 FEET; THENCE S.49°42'55"E., A DISTANCE OF 124.23 FEET; THENCE S.48°43'45"W., A DISTANCE OF 30.31 FEET; THENCE N.49°43'29"W.. A DISTANCE OF 119.77 FEET; THENCE S.40°16'31"W.. A DISTANCE OF 22.00 FEET; THENCE N.49°43'29"W., A DISTANCE OF 50.00 FEET; THENCE N.40°16'31"E., A DISTANCE OF 27.00 FEET; THENCE N.49°43'29"W., A DISTANCE OF 120.83 FEET; THENCE N.42°57'00"W., A DISTANCE OF 372.57 FEET; THENCE N.46°01'31"W., A DISTANCE OF 369.74 FEET TO THE POINT OF BEGINNING. CONTAINING 23,049.00 SQUARE FEET OR 0.5291 ACRES, MORE OR LESS.

WASATCH - EAST OUTFALL SEWER EASEMENT

BEGINNING AT A POINT WHICH IS S.23°15'01"E 1471.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;; THENCE S.76°11'32"E., A DISTANCE OF 152.42 FEET; THENCE S.62°23'51"E., A DISTANCE OF 295.12 FEET; THENCE S.56°38'24"E., A DISTANCE OF 1,224.92 FEET; THENCE S.48°00'41"E., A DISTANCE OF 196.42 FEET; THENCE S.38°49'59"E., A DISTANCE OF 25.08 FEET; THENCE S.48°00'41"E., A DISTANCE OF 106.19 FEET; THENCE S.52°34'44"E., A DISTANCE OF 361.49 FEET; THENCE S.89°33'17"E., A DISTANCE OF 306.59 FEET; THENCE S.46°01'31"E., A DISTANCE OF 29.04 FEET; THENCE N.89°33'17"W., A DISTANCE OF 334.33 FEET; THENCE N.52°34'44"W., A DISTANCE OF 368.97 FEET; THENCE N.48°00'41"W., A DISTANCE OF 108.59 FEET; THENCE N.38°49'59"W., A DISTANCE OF 25.08 FEET; THENCE N.48°00'41"W., A DISTANCE OF 193.31 FEET; THENCE N.56°38'24"W., A DISTANCE OF 1,222.41 FEET; THENCE N.62°23'51"W., A DISTANCE OF 291.69 FEET; THENCE N.76°11'32"W., A DISTANCE OF 150.00 FEET; THENCE N.13°48'28"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 53,626.09 SQUARE FEET OR 1.2311 ACRES, MORE OR LESS.

P:\Shared Files\Projects\2291 - South Hills Backbone Infrastructure\South Hills East Sewer Outfall\00-Cadd\03-Sewer Easements\East Outfall - Wheadon Updated.dwg July 11, 2023 - 4:09 PM



SCALE 1" = 150'
DRAWN BY RJF
CHECKED BY. SPM
DATE 06 29 2023
PROJECT No 2291

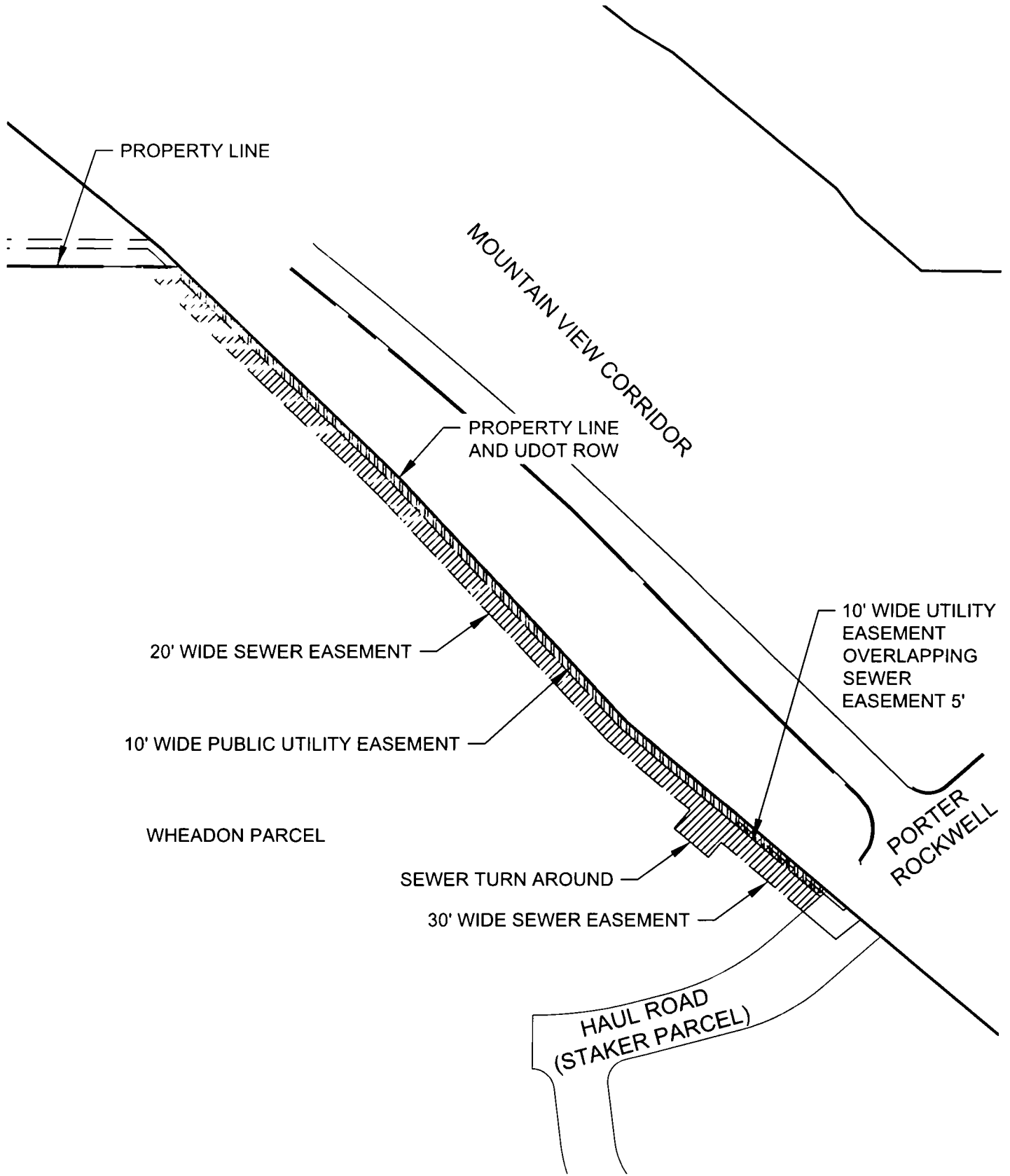
**STAKER - EAST SEWER
OUTFALL EXHIBIT**

HERRIMAN CITY, UTAH



infinity
CONSULTANTS

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



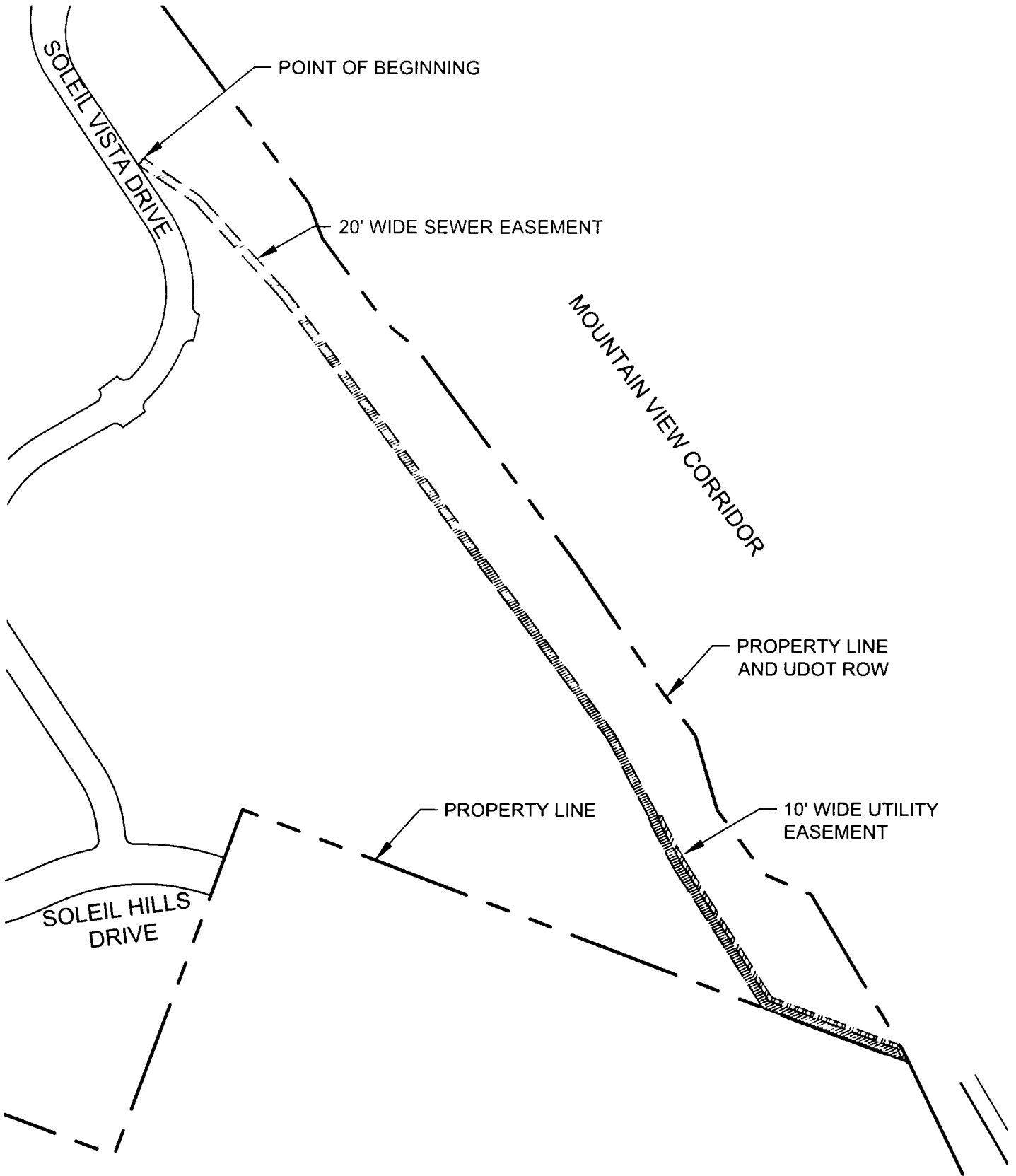
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DRAWN BY RJF
CHECKED BY SPM
DATE 07 10 2023
PROJECT No 2291

**WHEADON - EAST SEWER
OUTFALL EXHIBIT**

HERRIMAN CITY, UTAH

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SCALE 1" = 300'
DRAWN BY RJF
CHECKED BY SPM
DATE 07.11.2023
PROJECT No 2291

**WASATCH - EAST SEWER
OUTFALL EXHIBIT**

HERRIMAN CITY, UTAH

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