

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

14321298 B: 11536 P: 8453 Total Pages: 5  
12/05/2024 09:53 AM By: BGORDON Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
JOEL THOMPSON PO BOX 629 RIVERTON, UT 84065



**PARCEL I.D.# 27-24-328-012-0000**  
**GRANTOR: VANTAGGIO BW TOWNS, LLC**  
**(Big Willow Creek Phase 10)**  
Page 1 of 4

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the Southwest Quarter of Section 24, Township 3 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 lying within strips twenty (20) feet wide, more particularly described as follows:

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

Contains: 11,633 square feet or 0.27 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 1<sup>st</sup> day of November, 2024.

**GRANTOR(S)**

## VANTAGGIO BW TOWNS, LLC

By:

Its: SECRET Title

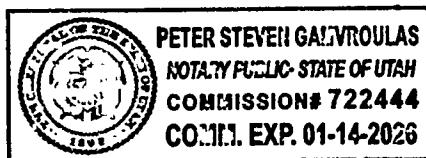
STATE OF UTAH )  
COUNTY OF SALT LAKE )

On the 1<sup>st</sup> day of November, 2024, personally appeared before me  
KEVIN ANGLESLEY who being by me duly sworn did say that (s)he is the  
SECRETARY of VANTAGGIO BW TOWNS, 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.

My Commission Expires: 01-14-2026

Residing in: SALT LAKE COUNTY

*Notary Public*



## **Exhibit 'A'**

### ***SOUTH VALLEY SEWER DISTRICT EASEMENT 1***

An Easement being a part of the Southwest Quarter Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°59'36"W 1008.67 feet along the Section line and S0°00'24"E 217.72 feet from the Center 1/4 Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; running thence S85°55'46"E 310.45 feet; thence S04°04'14"W 20.00 feet; thence N85°55'46"W 309.86 feet; thence N02°22'22"E 20.01 feet to the point of beginning.

Contains: 0.14 acres+/-

### ***SOUTH VALLEY SEWER DISTRICT EASEMENT 2***

An Easement being a part of the Southwest Quarter Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°59'36"W 989.64 feet along the Section line and S0°00'24"E 451.80 feet from the Center 1/4 Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; Running thence S88°06'17"E 271.50 feet; thence S01°53'43"W 20.00 feet; thence N88°06'17"W 271.50 feet; thence N01°53'47"E 20.00 feet to the point of beginning.

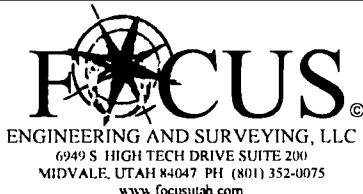
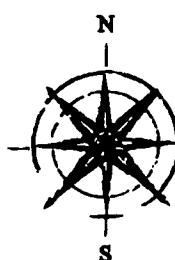
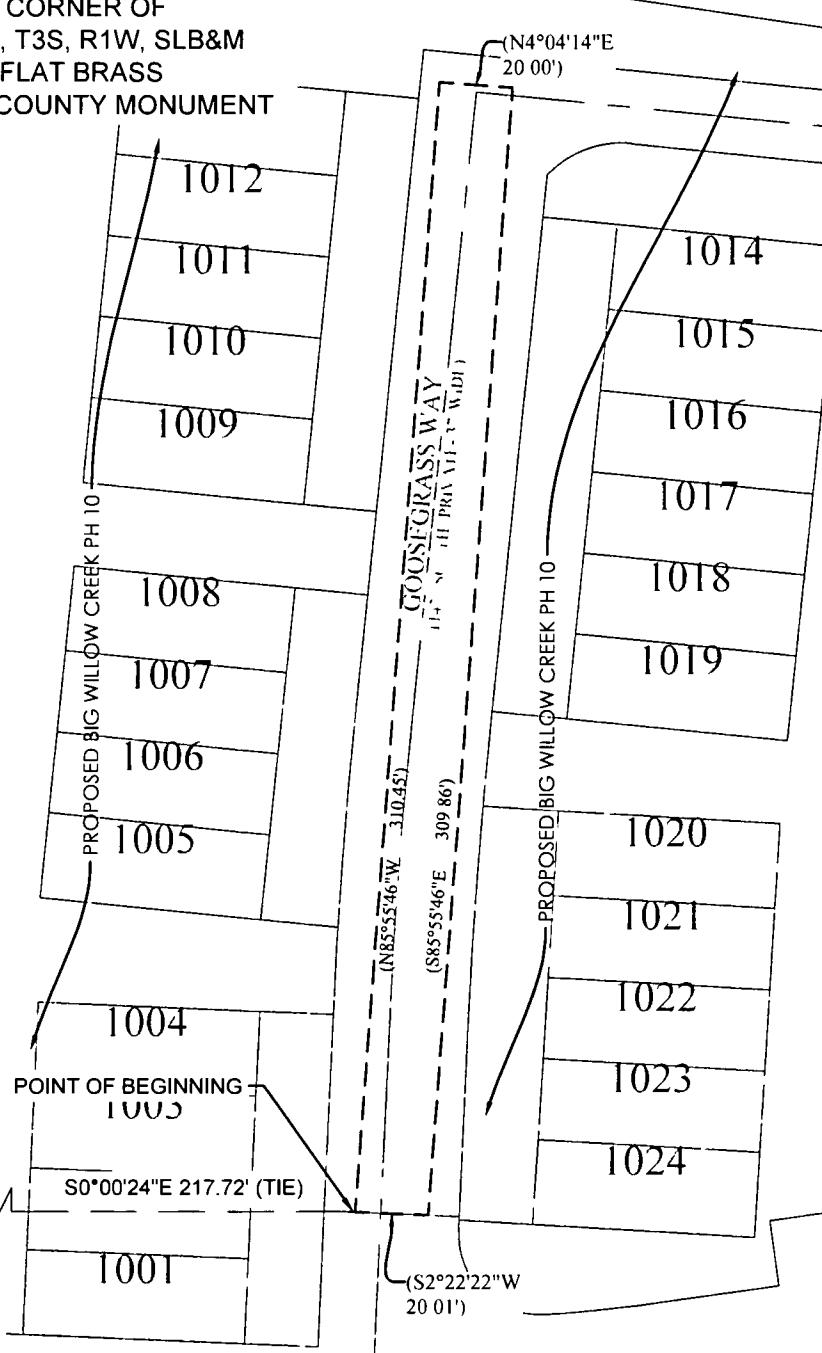
Contains: 0.12 acres+/-

(ARP: S89°59'54"E 2656.23)  
BASIS OF BEARING: S89°59'36"W  
(SECTION LINE) MEASURED: 2,650.51'

CENTER 1/4 CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
FOUND 2.5" FLAT BRASS  
SALT LAKE COUNTY MONUMENT

24  
23  
1008.67' (TIE)

WEST 1/4 CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
FOUND 3" FLAT BRASS  
SALT LAKE COUNTY MONUMENT

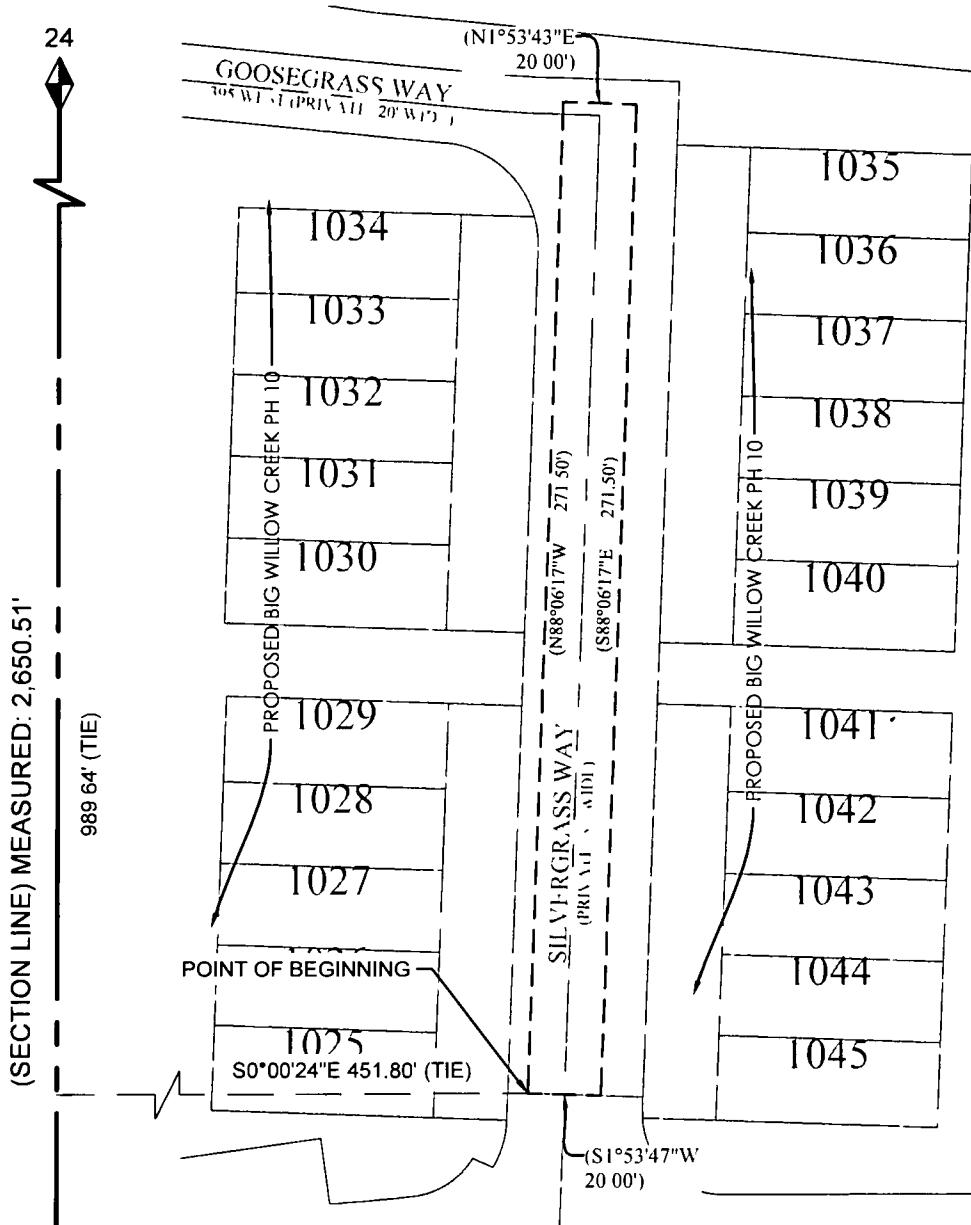


BIG WILLOW CREEK PH 10  
SVSD EASEMENT 1

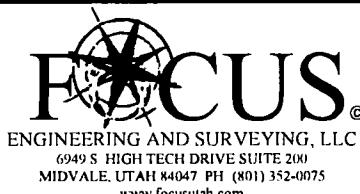
Date	Drawn
11/21/2023	
Scale	NTS
Drawn	JPW
Job	22-0364
Sheet	1

CENTER 1/4 CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
FOUND 2.5" FLAT BRASS  
SALT LAKE COUNTY MONUMENT

(ARP: S89°59'54"E W 2656.23)  
BASIS OF BEARING: S89°59'36"W  
(SECTION LINE) MEASURED: 2,650.51'



WEST 1/4 CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
FOUND 3" FLAT BRASS  
SALT LAKE COUNTY MONUMENT



BIG WILLOW CREEK PH 10  
SVSD EASEMENT 2

Date Created	1/21/2023
Scale	N.T.S.
Drawn	JPW
Job	22-0364
Sheet	1

