

Ent 156417 Bk 376 Pg 1862

Date: 13-APR-2021 9:16:08AM

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BRENDA NELSON, Recorder

MORGAN COUNTY

SANITARY SEWER EASEMENT for: MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

SERIAL

PARCEL #

06-0004-8257

PARCEL NUMBER: 03-005-053-07,

03-005-053-07-01 & 03-005-053-07-2

(06-0056-1587)

(00-0056-1330)

The undersigned Grantor, HCA Investments, LLC, for good and valuable consideration, the receipt of which is hereby acknowledged, grant and convey to Mountain Green Sewer Improvement District, a Utah local district, Grantee, a perpetual sanitary sewer easement to be used for the installation, maintenance and operation of sanitary sewer lines and related sewer facilities as may be authorized by the Grantee, over, across and under the real property of Grantor described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

Grantee, its officers, agents and employees, shall have the right of ingress and egress over and across the land of the Grantor to and from the above-described permanent easement and all rights reasonably necessary or incident to the grant of said easement.

Grantor shall, subject to Grantee's rights contained herein, have the right to fully enjoy and use the premises for all purposes not inconsistent with this grant and not unreasonably interfering with exercise of the rights hereby granted.

Except for paved streets, no permanent buildings or structures, hard surface improvements or trees shall be placed on the property granted herein as easement and Grantee shall not be liable for their removal if they are so placed.

In the event of any repair, replacement, inspection or maintenance work, Grantee shall restore the surface of the ground to the same condition in which it was before the start of such work, as near as such restoration can be made.

All rights, title and privileges herein granted shall run with the land and shall be binding upon and inure to the benefit of the parties, and their successors in interest.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto have caused this Sanitary Sewer Easement Agreement to be duly executed as of the date first above written.

DATED this 23rd day of March, 2021.

GRANTOR:
HCA Investments, LLC


BY:
ITS: managing director

ACCEPTED by GRANTEE, this 18th day of March, 2021.

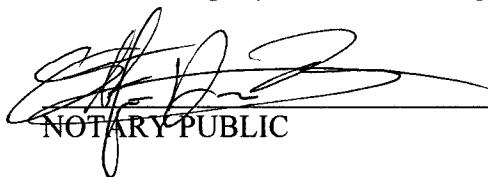
GRANTEE:

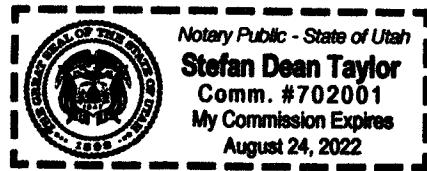
Mountain Green Sewer Improvement District, a
Utah local district


By:
Its: CHAIRMAN, BOARD TRUSTEES
MOUNTAIN GREEN SEWER IMPROVEMENT

STATE OF UTAH)
:ss
COUNTY OF Salt Lake)

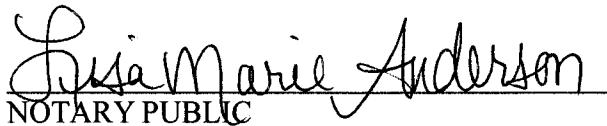
On this 23 day of March, 2021, personally appeared before me,
Jeremy Jacegi, who being by me duly sworn did say that he is the
Managing Director of HCA Investments, LLC, and that the foregoing instrument was signed
in behalf of said company, and acknowledged to me that said company executed the same.


NOTARY PUBLIC



STATE OF UTAH)
:ss
COUNTY OF Morgan)

On this 18th day of March, 2021, personally appeared before me,
Larry Nance, who being by me duly sworn did say that he is the
Chairman of Mountain Green Sewer Improvement District, a Utah local district,
and that the foregoing instrument was signed in behalf of said district, and acknowledged to me
that said district executed the same.


NOTARY PUBLIC

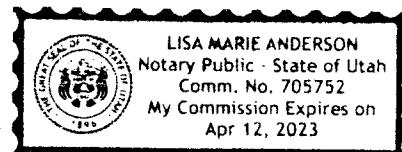


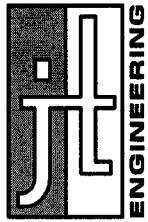
EXHIBIT A

Sanitary Sewer Easement Legal Description

A SANITARY SEWER EASEMENT LYING IN THE WEST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE, SOUTH 89°44'44" EAST, ALONG THE SECTION LINE COMMON WITH SECTIONS 23 AND 26, A DISTANCE OF 648.81 FEET; THENCE, SOUTH 2872.11 FEET TO A POINT ON THE WESTERLY SIDELINE OF THE GRANTOR'S PROPERTY AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, SOUTH 82°27'53" EAST, A DISTANCE OF 200.66 FEET; THENCE, NORTH 53°34'47" EAST, A DISTANCE OF 181.24 FEET; THENCE, NORTH 15°34'30" EAST, A DISTANCE OF 196.40 FEET; THENCE, NORTH 05°50'24" WEST, A DISTANCE OF 146.52 FEET; THENCE, NORTH 46°05'42" WEST, A DISTANCE OF 321.10 FEET; THENCE, NORTH 43°54'18" EAST, A DISTANCE OF 20.00 FEET; THENCE, SOUTH 46°05'42" EAST, A DISTANCE OF 328.43 FEET; THENCE, SOUTH 05°50'24" EAST, A DISTANCE OF 157.63 FEET; THENCE, SOUTH 15°34'30" WEST, A DISTANCE OF 207.06 FEET; THENCE, SOUTH 53°34'47" WEST, A DISTANCE OF 39.76 FEET; THENCE, SOUTH 88°01'25" EAST, A DISTANCE OF 425.79 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SUBJECT PROPERTY WHICH IS ALSO THE APPROXIMATE CENTERLINE OF GORDON CREEK; THENCE, SOUTH 04°56'47" WEST, ALONG SAID EASTERLY BOUNDARY AND APPROXIMATE CENTERLINE, A DISTANCE OF 20.03 FEET; THENCE, NORTH 88°01'25" WEST, A DISTANCE OF 449.99 FEET; THENCE, SOUTH 53°34'47" WEST, A DISTANCE OF 124.24 FEET; THENCE, NORTH 82°27'53" WEST, A DISTANCE OF 204.00 FEET TO A POINT ON SAID WESTERLY SIDELINE OF THE GRANTOR'S PROPERTY; THENCE, NORTH 05°46'10" WEST, ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 20.55 FEET TO THE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

CONTAINS 30,150 SQUARE FEET MORE OR LESS



JT Engineering, PC
7886 South 2325 East
South Weber, Utah
ph 801.866.7702
jason@tengpc.com

EXHIBIT A- MAP

SANITARY SEWER EASEMENT WITHIN THE PROPOSED
CANYON VIEW COMMERCIAL PHASE 1 SUBDIVISION
LOCATED IN THE WEST HALF OF SECTION 26
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

PREPARED BY: JASON THOMPSON, PE
DATE PREPARED: MARCH 3, 2021
AFFECTED PROPERTY:

OWNER: HCA INVESTMENTS LLC
APN: 03-005-053-07
APN: 03-005-053-07-1



SCALE: 1"=160'

