



ENT 2876:2016 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jan 12 1:18 pm FEE 18.00 BY EO
RECORDED FOR UNITED WEST TITLE INSURANCE

When Recorded, Mail to:

Sunrise 3, LLC
1099 W. South Jordan Parkway
South Jordan, Utah 84095

Parcel ID No(s). 58-023-0171

EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, as GRANTOR, hereby grants, conveys, sells, and sets over unto SUNRISE 3, LLC, a Utah municipal corporation, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement thirty (30) feet in width, 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 situated in Utah County, State of Utah, over and through a parcel of the GRANTOR'S land lying within a strip more particularly described and depicted as follows:

See Exhibit "A" (hereafter called the "Sewer Easement Area").

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 as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. Without limiting the foregoing, GRANTOR further grants, conveys, sells and sets over until GRANTEE, on a temporary basis during construction periods, additional portions of GRANTOR'S property, which portions are more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein, (1) equal to twenty (20) feet of width along and adjacent to both sides of the Sewer Easement Area, and (2) for certain required boring activities required in connection with installation of the FACILITIES, as such easement areas 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. GRANTOR 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.

GRANTOR 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 GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE. Without limiting the generality of the foregoing, GRANTOR specifically acknowledges that GRANTEE may assign all or a portion of the rights granted to GRANTEE hereunder to Saratoga Springs City, a Utah municipal corporation.

IN WITNESS WHEREOF, GRANTOR has executed these presents on the 7 day of ~~November, 2015.~~

January 2016

GRANTOR:

CTV HOLDINGS LLC, a Utah limited liability company

By: *[Signature]*
Its: *Manager*

STATE OF UTAH)
 : ss.
COUNTY OF *Utah*)

The foregoing instrument was acknowledged before me this 7 day of ~~November,~~ *January* 2016 by *David Southam*, the *Manager* of CTV HOLDINGS LLC, a Utah limited liability company.

Sherry Percell
Notary Public



EXHIBIT A**Sewer Easement****PERMANENT 20' WIDE SEWER EASEMENT THROUGH THE CTV HOLDINGS LLC PROPERTY**

A portion of the Northwest Quarter and Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the easterly right-of-way line of Redwood Road (Highway 68) said point being located N89°55'06"E along the Section Line 1611.85 feet and South 854.70 feet from the Northwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N12°01'47"W along the easterly right-of-way line of Redwood Road (Highway 68) 20.00 feet; thence N78°32'00"E 177.08 feet; thence S75°57'46"E 227.28 feet; thence N77°24'56"E 176.15 feet; thence N82°29'57"E 345.74 feet; thence S23°30'23"E 56.17 feet; thence S17°09'04"E 369.96 feet; thence S30°12'56"E 36.66 feet; thence S42°37'46"E 85.70 feet; to the south line of that real property described in Deed Entry No. 90299:2014 in the Official Records of the Utah County Recorder; thence West along said south line 27.18 feet; thence N42°37'46"W 69.47 feet; thence N30°12'56"W 41.13 feet; thence N17°09'04"W 371.14 feet; thence N23°30'23"W 39.99 feet; thence S82°29'57"W 329.78 feet; thence S77°24'56"W 179.99 feet; thence N75°57'46"W 227.48 feet; thence S78°32'00"W 172.36 feet to the point of beginning.

Contains: ±0.667 Acres
±29,061 Sq. Ft.

TEMPORARY 20' WIDE SEWER EASEMENT THROUGH THE CTV HOLDINGS LLC PROPERTY

A portion of the Northwest Quarter and Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the easterly right-of-way line of Redwood Road (Highway 68) said point being located N89°55'06"E along the Section Line 1615.89 feet and South 874.29 feet from the Northwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the easterly right-of-way line of Redwood Road (Highway 68) the following two (2) courses: N11°04'29"W 7.82 feet; thence N12°01'47"W 12.18 feet; thence N78°32'00"E 172.36 feet; thence S75°57'46"E 227.48 feet; thence N77°24'56"E 179.99 feet; thence N82°29'57"E 329.78 feet; thence S23°30'23"E 39.99 feet; thence S17°09'04"E 371.14 feet; thence S30°12'56"E 41.13 feet; thence S42°37'46"E 69.47 feet; to the south line of that real property described in Deed Entry No. 90299:2014 in the Official Records of the Utah County Recorder; thence West along said south line 27.18 feet; thence N42°37'46"W 53.23 feet; thence N30°12'56"W 45.59 feet; thence N17°09'04"W 372.32 feet; thence N23°30'23"W 23.81 feet; thence S82°29'57"W 313.82 feet; thence S77°24'56"W 183.84 feet; thence N75°57'46"W 227.69 feet; thence S78°32'00"W 167.77 feet to the point of beginning.

Contains: ±0.647 Acres
±28,193 Sq. Ft.

TEMPORARY SEWER BORE CONSTRUCTION EASEMENT THROUGH CTV HOLDINGS LLC PROPERTY

A portion of the Northwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the easterly right-of-way line of Redwood Road (Highway 68) said point being located N89°55'06"E along the Section Line 1614.93 feet and South 869.38 feet from the Northwest Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the easterly right-of-way line of Redwood Road (Highway 68) the following two (2) courses: N11°04'29"W 2.82 feet; thence N12°01'47"W 47.18 feet; thence N78°32'00"E 50.00 feet; thence S12°01'47"E 50.00 feet; thence S78°32'00"W 50.05 feet to the point of beginning.

Contains: ±0.057 Acres
±2,500 Sq. Ft.

Addendum to Agreement

1. The final location of the future continuation of Stagecoach Drive may be adjusted East or West as directed by Owners, City of Saratoga Springs, Utah Department of Transportation (UDOT) and all other agencies, departments having jurisdiction over the development of this property for which these easements apply.
2. Grantees agree to allow for modification of location of Stagecoach Drive and if necessary record an amended legal description defining such modification or alteration.
3. Grantor agrees to a reasonable time period to finalize any changes to provide Grantees of this Easement reasonable notice to affect such changes.
4. Any and all changes, modifications or alterations to the above easements must be made by the Grantors 120 days prior to filing of final development plans by the Grantees and their agents and/or assigns, to all agencies, departments, municipalities and governing entities responsible for approval of construction plans.

GRANTOR:

CTV HOLDINGS LLC, a Utah limited liability company

By:  _____

Its: Manager _____

GRANTEE:

SUNRISE 3 LLC, a Utah limited liability company

1099 W. South Jordan Parkway
South Jordan, Utah 84095

By:  _____

Its: Manager _____