

CONTACT:
Vine Street Townhomes, LLC
4609 S 2300 E STE 101
Holladay, UT 84117

Affected Parcels: 19-035-0-0101, 02-007-0-0079

SANITARY SEWER EASEMENT

TOOELE CITY CORPORATION (aka Tooele City aka City of Tooele), a municipal corporation of the State of Utah, **GRANTOR**, does hereby convey to **VINE STREET TOWNHOMES, LLC**, a limited liability company of the State of Utah, **GRANTEE**, its successors and assigns, for the good and valuable consideration described in that certain Real Estate Purchase and Sale Agreement dated May 1, 2016, receipt of which is hereby acknowledged, a sanitary sewer easement, for the installation, construction, maintenance, operation, repair, and replacement of a private sewer line into which wastewater from buildings constructed on 13.48 acres of property known as the Par Fore Estates subdivision will flow, the easement being described as follows:

Legal Description attached as **Exhibit A**.

This Easement is perpetual and not exclusive. Otherwise, TO HAVE AND TO HOLD the same unto GRANTEE and its successors and assigns, so long as the easement and the facilities are well-maintained, with the right of ingress and egress to and from the easement.

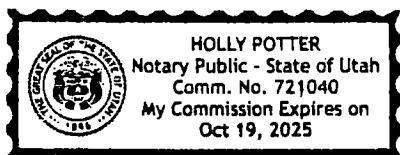
WITNESS the execution hereof this 02 day of MARCH, 2023.

TOOELE CITY CORPORATION

By: Debra E. Winn
Mayor Debra E. Winn

STATE OF UTAH)
) ss.
COUNTY OF TOOELE)

On the 02 day of MARCH, 2023, personally appeared before me Debra E. Winn, the signer(s) of the foregoing instrument, who duly acknowledged to me that she is the duly-authorized Mayor of Tooele City Corporation, and executed the same.



Holly Potter
Notary Public

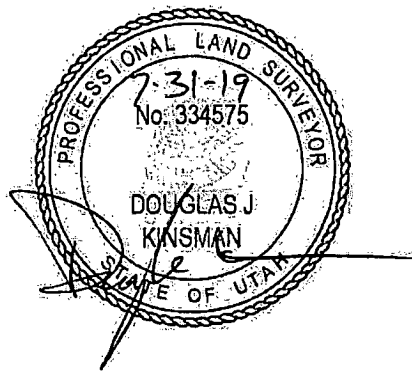
BOUNDARY DESCRIPTION
Public Utility and Drainage Easement
Exhibit "A"

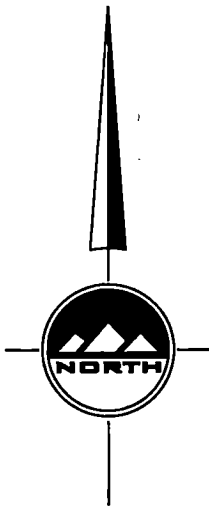
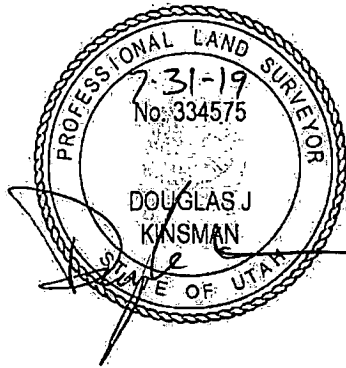
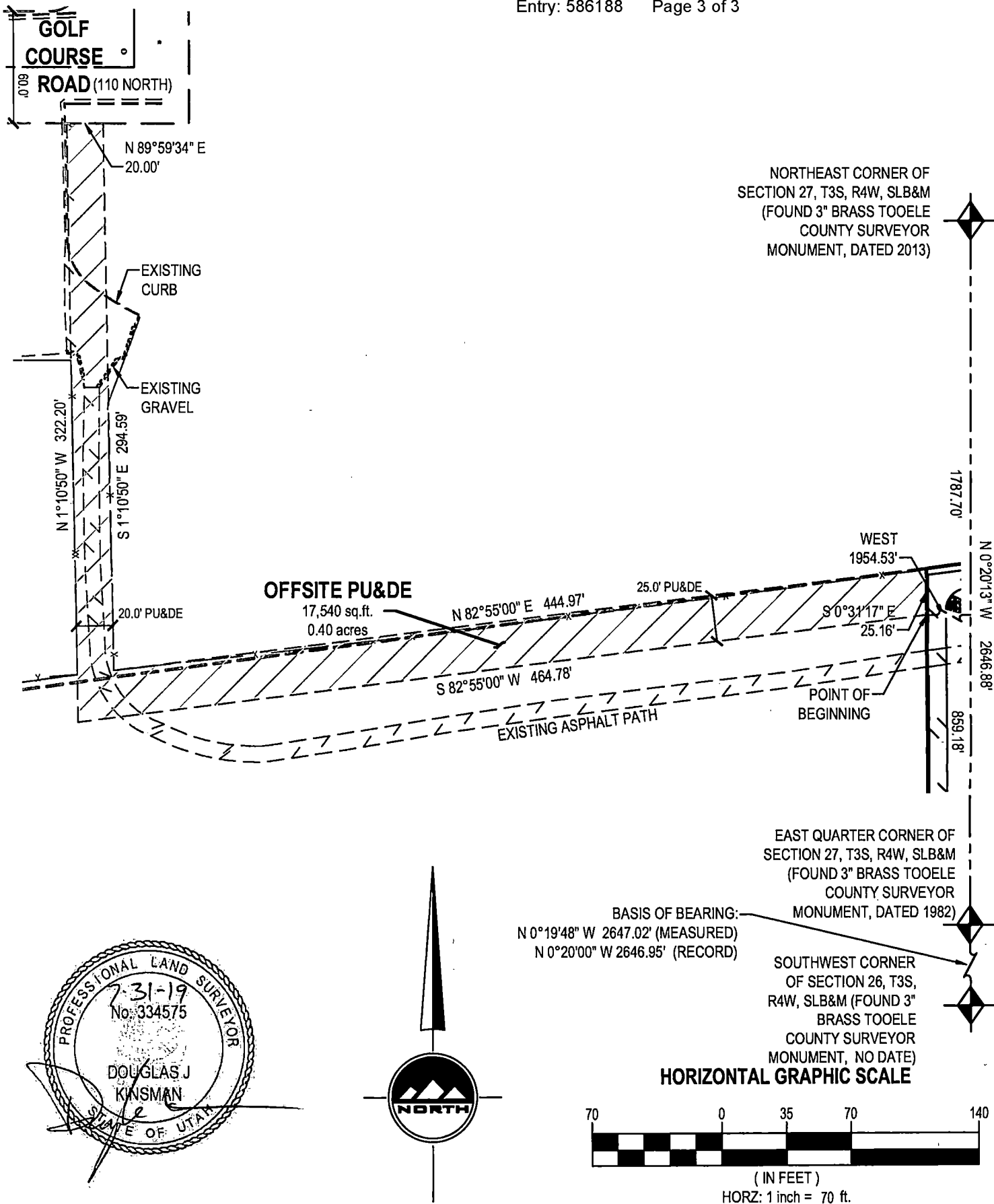
An easement, situate in the Northeast Quarter of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said easement also located in Tooele, Utah, more particularly described as follows:

Beginning at a point which is North 0°20'13" West 859.18 feet along the Section line, and West 1954.53 feet from the East Quarter Corner of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 82°55'00" West 464.78 feet;
thence North 1°10'50" West 322.20 feet more or less following an existing fence line to a point on the South line of 110 North Street (Golf Course Road);
thence North 89°59'34" East 20.00 feet along said South line of 110 North Street (Golf Course Road);
thence South 1°10'50" East 294.59 feet more or less following an existing fence line to a corner thereof;
thence North 82°55'00" East 444.97 feet more or less along an existing fence line to the North West corner of the future 'Par 4 Estates' PUD Phase 1;
thence South 0°31'17" East 25.16 feet along the West boundary line of said future 'Par 4 Estates' PUD Phase 1 to the Point of Beginning;

Parcel contains: 17,540 square feet or 0.40 acres.





PROJECT # DATE T1965A 7/31/2019 1 OF 1 FILE:	PAR 4 ESTATES PUD OFFSITE PU&DE EASEMENT VINE STREET & DROUBAY ROAD TOOEELE, UTAH 84074 EXHIBIT "B"	FOR: PAR FORE ESTATES, LLC 272 NORTH BROADWAY TOOEELE, UT 84074 435-833-0130	169 N. Main Street, Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108 www.ensignutah.com
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