

When Recorded Return to:
Mr. Craig L. White
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

12772832
5/15/2018 2:55:00 PM \$17.00
Book - 10674 Pg - 7601-7604
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

PARCEL I.D.# 27-24-302-012
GRANTOR: Ivory Development, LLC
(Big Willow)
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: 6,557 square feet or 0.151 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 8th day of May, 2018.

GRANTOR(S)

Ivory Development, LLC

By: [Signature]

Its: PRESIDENT
Title

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 8th day of May, 2018, personally appeared before me Chris P. Samvirkumar who being by me duly sworn did say that (s)he is the PRESIDENT of **Ivory 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.

[Signature]
Notary Public

My Commission Expires: 01-26-2019

Residing in: SALT LAKE County

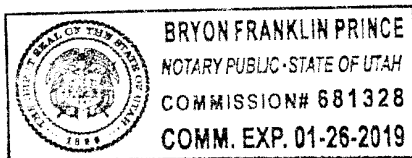


Exhibit 'A'

**LEGAL DESCRIPTIONS
PREPARED FOR
IVORY DEVELOPMENT, LLC
BIG WILLOW ESTATES
DRAPER, UTAH
(March 8, 2018)
15-026**

20' SEWER EASEMENT (SOUTH)

A 20' sewer easement across a portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point located N89°54'32"E along the Section line 686.79 feet and North 1,587.13 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B. & M.; thence N08°56'00"E 20.25 feet; thence N89°53'47"E 171.02 feet; thence S00°06'13"E 20.00 feet; thence S89°53'47"W 174.20 feet to the point of beginning.

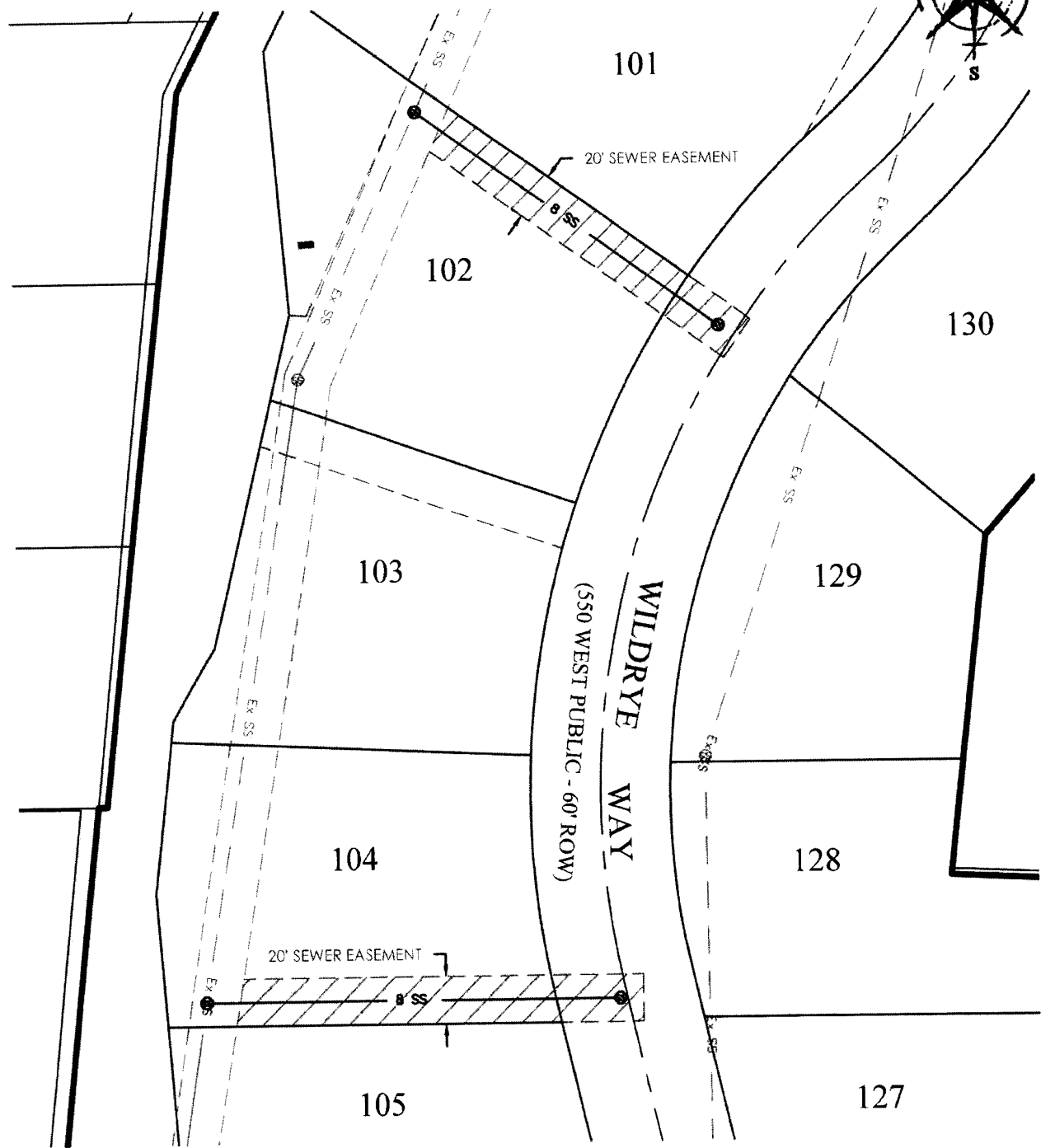
Contains: 3,452 square feet+/-

20' SEWER EASEMENT (NORTH)

A 20' sewer easement across a portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point located N89°54'32"E along the Section line 773.78 feet and North 1,958.17 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B. & M.; thence N24°03'47"E 20.40 feet; thence S54°32'34"E 157.24 feet; thence S35°27'26"W 20.00 feet; thence N54°32'34"W 153.21 feet to the point of beginning.

Contains: 3,105 square feet+/-



FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BIG WILLOW SEWER EASEMENT EXHIBIT

Date Created	3/8/2018
Scale	1"=60'
Drawn	SWL
Job	15-056
Sheet	
1 OF 1	