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

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04/06/2021 11:48 AM \$0.00
Book - 11151 Pg - 2770-2773
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 629
RIVERTON UT 84065
BY: ARA, DEPUTY - WI 4 P.

PARCEL I.D.# 26-34-251-009-0000
GRANTOR: IVORY LAND CORPORATION
(Hidden Oaks Pod 5)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the East Half of Section 34, Township 3 South, Range 2 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, a perpetual right-of-way and easement 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 situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

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

Contains: 32,246 square feet or 0.74 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 right-of-way and easement 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 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.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other

Exhibit 'A'

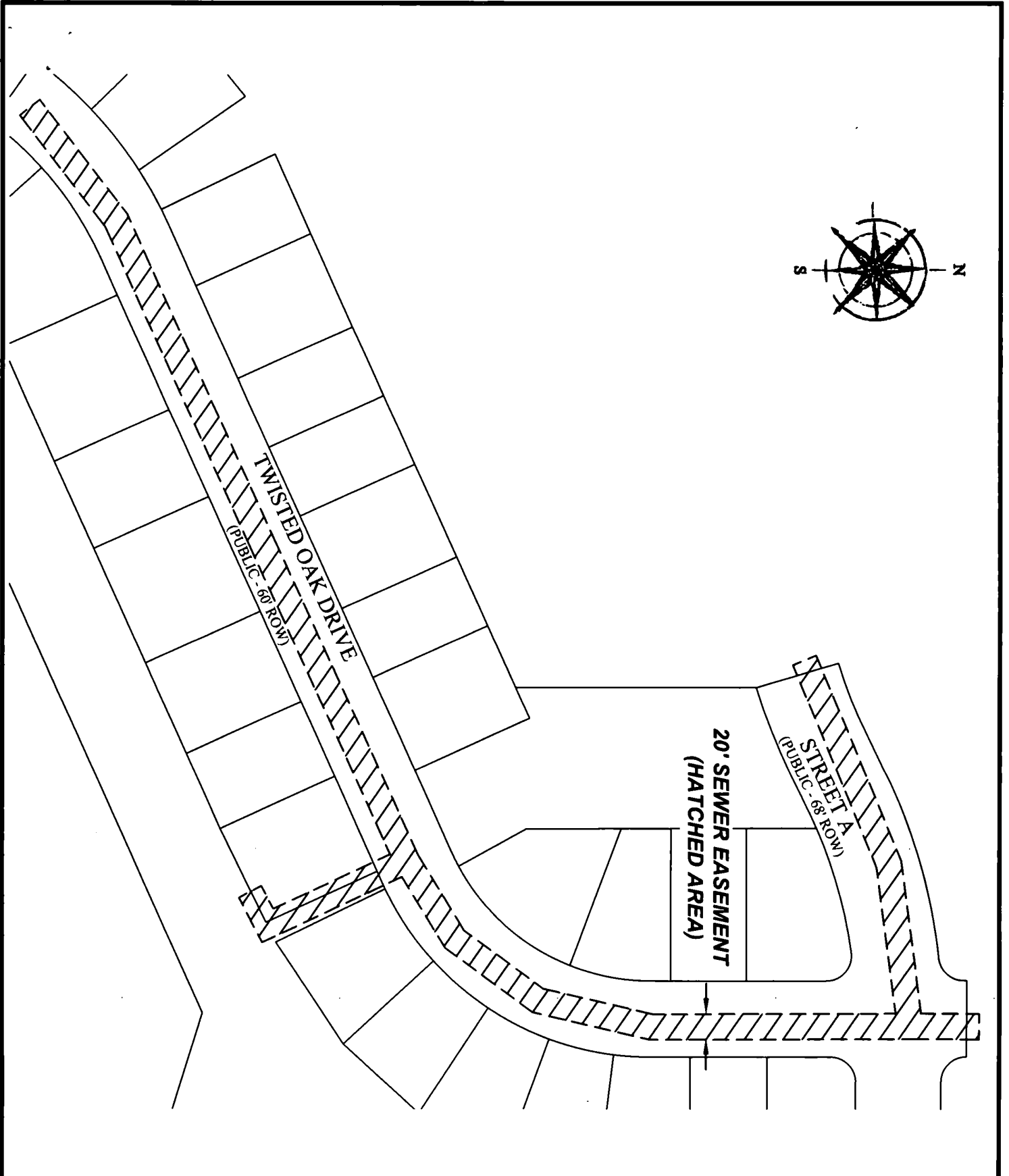
**LEGAL DESCRIPTION
PREPARED FOR
HIDDEN OAKS POD 5
SOUTH VALLEY SEWER DISTRICT
HERRIMAN CITY, UTAH
(Revised: March 23, 2021)
20-0139**

20' WIDE SEWER EASEMENT

An easement located in the NE1/4 and SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N00°10'55"W 2,327.10 feet along the 1/4 Section line and East 483.46 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line between the South 1/4 Corner and the Southwest Corner of said Section 34); running thence N37°55'57"W 20.00 feet; thence N52°04'03"E 113.07 feet; thence N65°33'59"E 283.09 feet; thence N65°24'46"E 275.61 feet; thence N58°23'39"E 69.75 feet; thence N36°14'31"E 77.81 feet; thence N13°04'02"E 89.67 feet; thence N00°08'49"W 192.59 feet; thence S82°29'01"W 116.25 feet; thence S67°22'26"W 173.30 feet; thence N22°37'34"W 20.00 feet; thence N67°22'26"E 175.95 feet; thence N82°29'01"E 121.52 feet; thence N00°04'59"E 45.96 feet; thence S89°55'01"E 20.00 feet; thence S00°04'59"W 54.70 feet; thence S00°08'49"E 206.27 feet; thence S13°04'02"W 96.09 feet; thence S36°14'31"W 85.82 feet; thence S58°23'39"W 65.40 feet; thence S24°48'09"E 122.31 feet; thence S62°18'07"W 39.43 feet; thence N27°41'53"W 20.00 feet; thence N62°18'07"E 20.42 feet; thence N24°48'09"W 102.21 feet; thence S65°24'46"W 266.28 feet; thence S65°33'59"W 280.75 feet; thence S52°04'03"W 110.70 feet to the point of beginning.

Contains: 32,246 square feet or 0.74 acres+/-



Date Created:	01/21/2021
Scale:	N.T.S.
Drawn:	JKR/IBCD
File:	20-0139
Sheet:	EXHIBIT

HIDDEN OAKS POD 5

SOUTH VALLEY SEWER DISTRICT EASEMENT

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Z:_2020\20-0139 Hidden Oaks Pod 5\design 20-0139\dwg\exhibits\20-0139 SVSD easement exhibit.dwg