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

13675480  
05/27/2021 10:41 AM \$0.00  
Book - 11181 Pg - 2986-2990  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: ZHA, DEPUTY - WI 5 P.

PARCEL I.D.# 27-24-300-051-0000  
27-24-300-053-0000  
27-24-327-004-0000  
27-24-302-019-0000

GRANTOR: IVORY LAND CORPORATION  
IVORY DEVELOPMENT, LLC  
**(Big Willow Creek Phase 6)**  
Page 1 of 5

## EASEMENT

A twenty (20) foot wide sanitary sewer easement 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, 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: 22,672 square feet or 0.52 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,



IVORY DEVELOPMENT, LLC

By: Kevin Anglessey

Its: Secretary  
Title

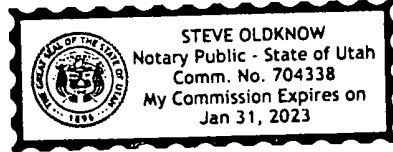
STATE OF UTAH )  
 ) :SS  
COUNTY OF SALT LAKE )

On the 10 day of MAY, 2021, personally appeared before me Kevin Anglessey who being by me duly sworn did say that (s)he is the Secretary 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.

Steve Oldknow  
Notary Public

My Commission Expires: JAN 31 2023

Residing in: SALT LAKE CITY



## **Exhibit 'A'**

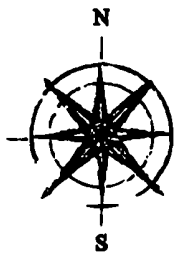
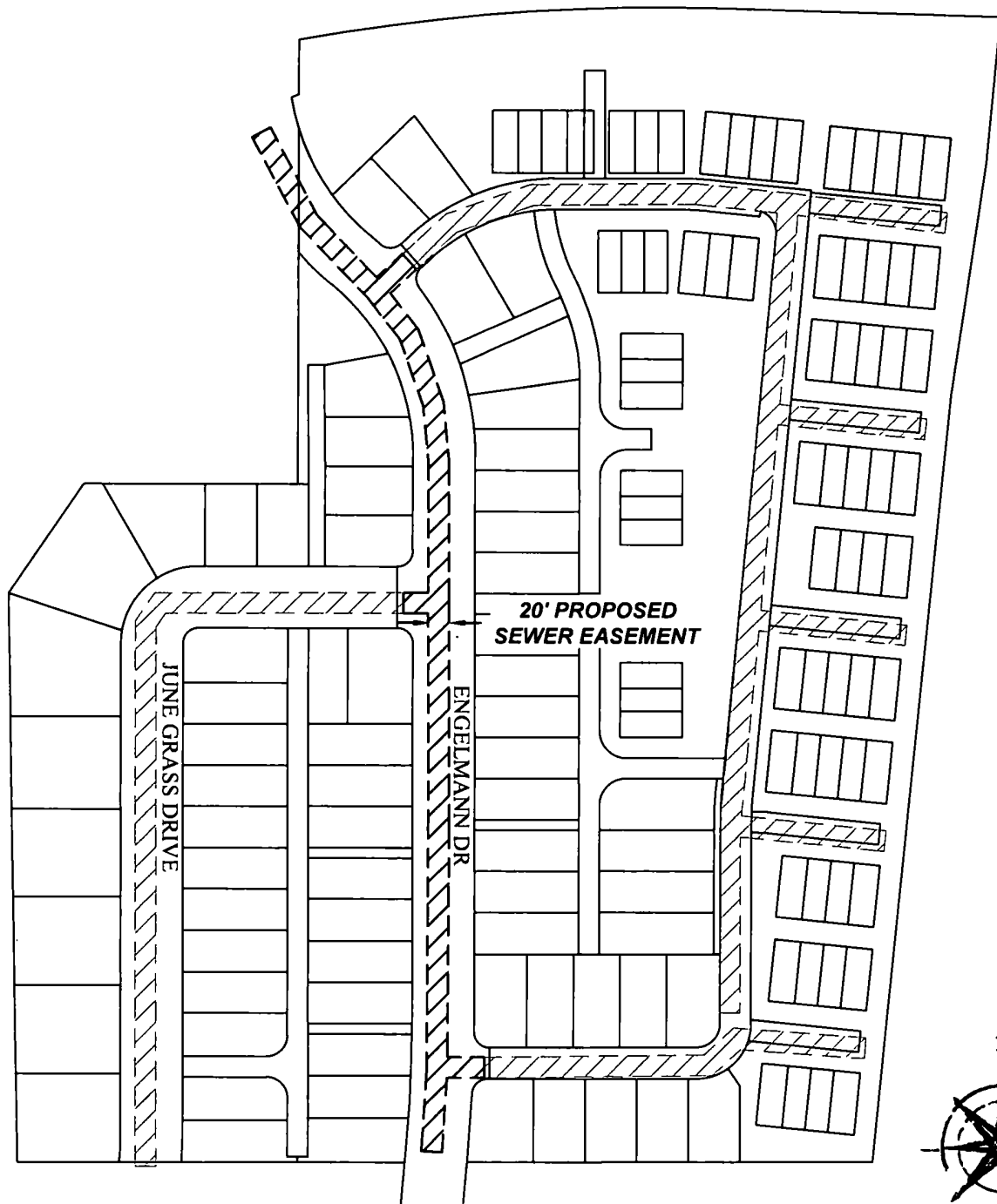
**LEGAL DESCRIPTION  
PREPARED FOR  
IVORY DEVELOPMENT  
BIG WILLOW PHASE 6 SEWER EASEMENTS  
DRAPER CITY, UTAH  
(March 25, 2021)**

### **20' SOUTH VALLEY SEWER DISTRICT EASEMENT**

An Easement located in the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Draper, Utah, more particularly described as follows:

Beginning at a point located S89°59'36"W 1,370.64 feet; thence S00°00'24"E 159.81 feet along the 1/4 Section line from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; running thence N61°32'48"E 20.00 feet; thence S28°27'12"E 95.79 feet; thence S43°56'37"E 82.81 feet; thence N47°37'30"E 33.83 feet; thence S42°22'30"E 20.00 feet; thence S47°37'30"W 34.35 feet; thence S37°39'39"E 44.14 feet; thence S19°36'56"E 74.85 feet; thence S05°25'47"E 60.06 feet; thence S00°07'36"E 136.03 feet; thence S00°13'20"E 214.96 feet; thence S00°14'24"W 224.99 feet; thence N89°53'47"E 35.61 feet; thence S00°38'05"E 20.00 feet; thence S89°53'47"W 36.47 feet; thence S03°32'37"W 71.73 feet; thence N86°27'23"W 20.00 feet; thence N03°32'37"E 80.82 feet; thence N00°14'24"E 234.68 feet; thence N00°13'20"W 204.89 feet; thence S89°48'03"W 24.06 feet; thence N00°11'59"W 20.00 feet; thence N89°48'03"E 24.07 feet; thence N00°07'36"W 125.12 feet; thence N05°25'47"W 56.65 feet; thence N19°36'56"W 69.19 feet; thence N37°39'39"W 49.62 feet; thence N43°56'37"W 94.71 feet; thence N28°27'12"W 98.51 feet to the point of beginning.

Contains: 22,672 square feet or 0.52 acres+/-



I:\\_2020\20-0405 Big Willow\_Creat Phase 6\_Preliminary\20-0405\_S\2D Sewer Easement 03.06.21.dwg

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

# BIG WILLOW PHASE 6 SEWER EASEMENT EXHIBIT

|              |            |
|--------------|------------|
| Date Created | 03/06/2021 |
| Scale        | N.T.S.     |
| Drawn        | JKEH       |
| Job          | 20-0405    |
| Sheet        |            |

**EXHIBIT**