

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

13862571 B: 11291 P: 160 Total Pages: 5  
01/05/2022 10:41 AM By: ggasca Fees: \$0.00  
EASEMENT - EASEMENT OR GRANT OF EASEMENT  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-176-001-0000

26-34-301-002-0000

GRANTOR: IVORY LAND COPORATION  
BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT  
(Silver Linden Drive Backbone)

Page 1 of 7

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter 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: 16,760 square feet or 0.38 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 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 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 this right-of-way and Easement this 22 day of December, 2021

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]Its: Secretary  
Title

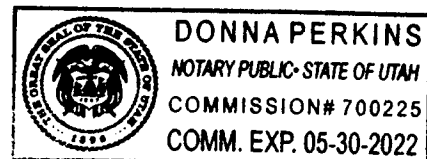
STATE OF UTAH )

:ss.

COUNTY OF SALT LAKE )

On the 22 day of December, 2021 personally appeared before me Kevin Anglesey, who being duly sworn, did say that (s)he is the Trustee of the **IVORY LAND CORPORATION**, who duly acknowledged to me that (s)he executed the same on behalf of said Trust.

[Signature]  
Notary Public

My Commission Expires: 5-30-2022Residing in: Salt Lake

BOARD OF EDUCATION OF  
JORDAN SCHOOL DISTRICT

By: [Signature] DR

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

On the 16<sup>th</sup> day of December, 2021, personally appeared before me  
John Larsen, who being by me duly sworn, did say that he is  
the Business Administrator of the BOARD OF EDUCATION OF JORDAN  
SCHOOL DISTRICT, a governmental entity, and that said instrument was signed in behalf of the District  
by authority of its Board of Trustees and acknowledged to me that the District executed the same.

Roxane M. Siggard  
NOTARY PUBLIC

My Commission Expires: 4/10/2024

Residing in: West Jordan, Utah



## **Exhibit 'A'**

**LEGAL DESCRIPTION  
PREPARED FOR  
HIDDEN OAKS SCHOOL  
BACKBONE ROAD  
HERRIMAN, UTAH  
(January 4, 2021)  
20-0521**

### **SEWER EASEMENT DESCRIPTION**

An easement located in the NW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 1,198.88 feet and North 3,012.11 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S89°46'42"W 20.00 feet; thence N00°13'18"W 838.03 feet; thence S89°56'18"E 20.00 feet; thence S00°13'18"E 837.93 feet to the point of beginning.

Contains: 0.38 acres+/-

7050 WEST STREET

**20' SANITARY  
SEWER EASEMENT  
16,760 ft<sup>2</sup> OR 0.38 ACRES +/-  
(HATCHED AREA)**

PROPOSED  
ELEMENTARY SCHOOL



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

**HIDDEN OAKS SCHOOL BACKBONE ROAD  
SOUTH VALLEY SEWER DISTRICT  
SANITARY SEWER EASEMENT**

File Created	01/05/21
Scale	NTS
Drawn	BCD
Date	20-0521
Sheet	
EXHIBIT	