

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

13883648 B: 11302 P: 951 Total Pages: 5
02/03/2022 10:45 AM By: ndarmiento 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.# 26-34-251-012-0000
26-34-301-005-0000
26-34-251-003-0000
26-34-176-002-0000
26-34-176-003-0000

GRANTORS: IVORY LAND CORPORATION
BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT
PERRY DEVELOPMENT, LLC
(Hidden Oaks Backbone Phase 2)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter and Northeast 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: 47,928 square feet or 1.14 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 31 day of JANUARY, 2022.

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Kevin Anglesesey, Secretary
Title

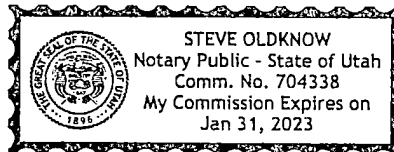
STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On the 31 day of JANUARY, 2022 personally appeared before me Kevin Anglesesey who being by me duly sworn did say that (s)he is the Secretary of IVORY LAND CORPORATION a corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors; and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

My Commission Expires: JAN 31, 2023

Residing in: SALT LAKE



BOARD OF EDUCATION OF
JORDAN SCHOOL DISTRICT

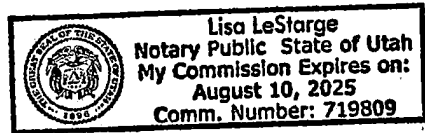
By: [Signature] DR

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

On the 31 day of January, 2022, personally appeared before me
John Larson, 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.

[Signature]
NOTARY PUBLIC

My Commission Expires: August 10, 2025
Residing in: Salt Lake City - Herriman, UT



PERRY DEVELOPMENT, LLC

By: [Signature]
Its: Manager
Title

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On, the 1 day of February, 2022, personally appeared before me
William Perry IV who being by me duly sworn did say that (s)he is the
Manager of PERRY 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: 4/16/2023
Residing in: Salt Lake County, Utah - Taylorsville



Exhibit 'A'

**SEWER EASEMENT DESCRIPTION
PREPARED FOR BEN HANSEN
HIDDEN OAKS BACKBONE 2
HERRIMAN CITY, UTAH**

January 20, 2022
20-0006
(JDL)

20' SEWER EASEMENT DESCRIPTION

A part of the NW & NE 1/4 Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N0°10'55"W 2928.60 along the 1/4 Section line from the South 1/4 Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence West 662.36 feet; thence South 66.00 feet; thence West 20.00 feet; thence North 66.00 feet; thence S89°59'46"W 658.16 feet; thence N00°14'07"W 20.00 feet; thence N89°59'46"E 658.25 feet; thence North 38.00 feet; thence East 20.00 feet; thence South 38.00 feet; thence East 235.56 feet; thence N00°16'56"W 46.23 feet; thence N89°40'25"E 20.00 feet; thence S00°16'59"E 46.84 feet; thence N89°58'38"E 1,257.60 feet; thence N77°48'26"E 86.75 feet; thence S12°11'34"E 20.00 feet; thence S77°48'26"W 88.88 feet; thence West 31.82 feet; thence South 71.55 feet; thence West 20.00 feet; thence North 71.55 feet; thence West 801.12 feet to the point of beginning.

Area Contains: 1.14 acres+/-

