

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

13973340 B: 11350 P: 1749 Total Pages: 4
06/22/2022 10:26 AM By: bmeans Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-251-015-0000
GRANTOR: IVORY LAND CORPORATION
(Hidden Oaks Pod 7 Phase 3)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 34, 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: 15,432 square feet or 0.35 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'

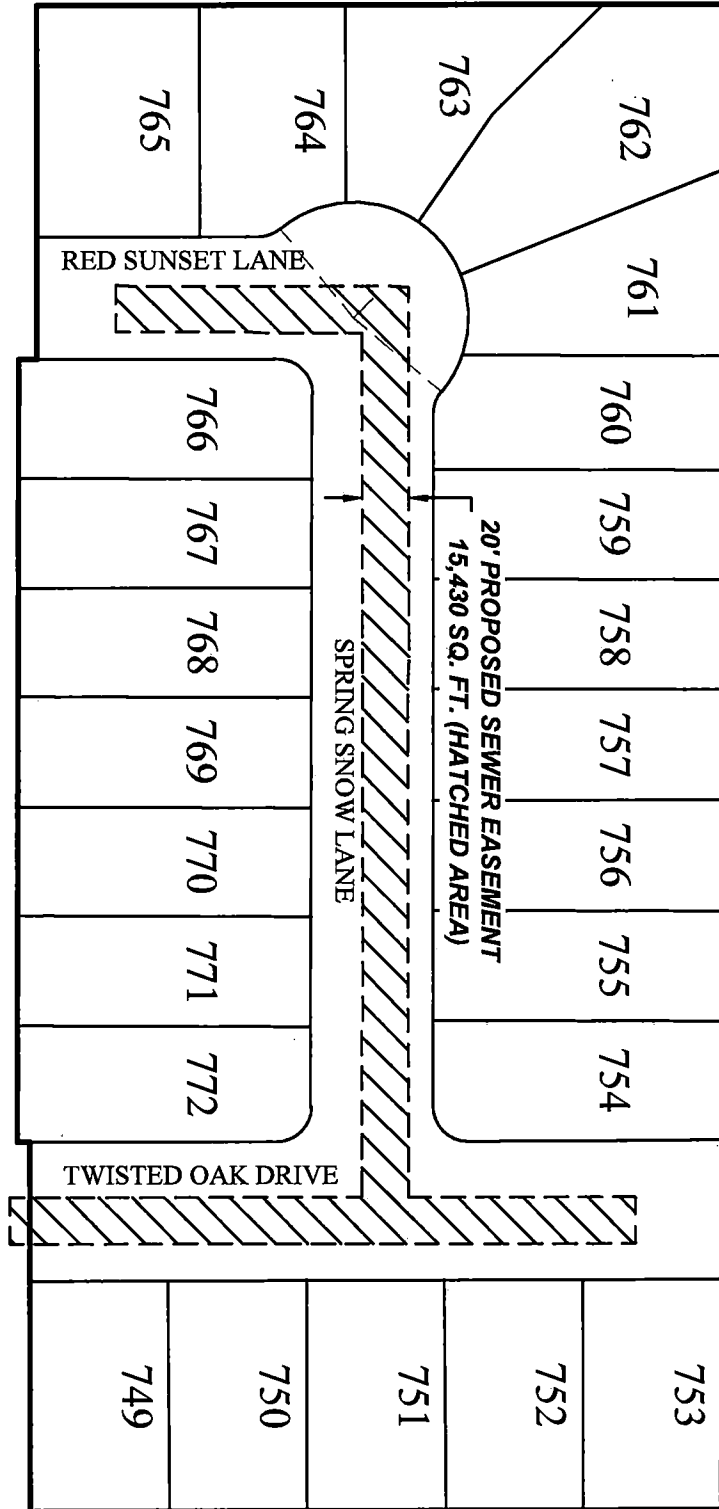
**LEGAL DESCRIPTION
PREPARED FOR
HIDDEN OAKS POD 7
PHASE 3
HERRIMAN CITY, UTAH
(February 2, 2022)
21-0550
JPW**

**SVSD LEGAL
DESCRIPTION**


An easement located in the NE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (Basis of Bearing for description: S89°53'28"E along the Section line between the South 1/4 Corner and Southwest Corner of said Section 34), more particularly described as follows:

Beginning at a point located N00°10'55"W 3,703.34 feet along the record 1/4 Section line and N89°49'05"E 801.09 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M thence N00°15'45"E 126.81 feet; thence S89°54'04"E 393.01 feet; thence N00°00'59"W 98.94 feet; thence East 20.00 feet; thence S00°00'59"E 271.63 feet; thence S89°59'01"W 20.00 feet; thence N00°00'59"W 152.70 feet; thence N89°54'04"W 373.10 feet; thence S00°15'45"W 106.86 feet; thence N89°44'15"W 20.00 feet to the point of beginning.

Contains: 15,432 square feet or 0.35 acres+/-



HIDDEN OAKS POD 7 PHASE 3 SEWER EASEMENT EXHIBIT



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
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MIDVATER, UTAH 84047 PH: (801) 352-0075
www.focusulnh.com

Date Created:	4/28/2022
Scale:	N.T.S.
Drawn:	JPW
Job:	21-0550
Sheet:	

EXHIBIT

Z:_2021\21-0550 Hidden Oaks Pod 7 Phase 3\design 21-0550.dwg\exhibits\21-0550 Hidden Oaks Pod 7 Phase 3 -SVD Easement Exhibit.dwg