

When Recorded Return to:
Joel Thompson
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

14167385 B: 11452 P: 7095 Total Pages: 4
10/25/2023 03:04 PM By: tpham 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.# 28-32-201-022-0000
28-29-452-012-0000
28-29-452-010-0000
28-29-452-023-0000

GRANTOR: IVORY LAND CORPORATION
(Bainbridge Subdivision)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 32, and the Southeast Quarter of Section 29, Township 3 South, Range 1 East, 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: 51,668 square feet or 1.2 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 6 day of October, 2023.

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Secretary
Title

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

On the 6TH day of OCTOBER, 2023, personally appeared before me KEVIN ANGLESET 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.

My Commission Expires: 01-14-2026

Residing in: SALT LAKE COUNTY

[Signature]
Notary Public

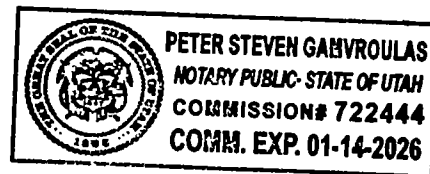


Exhibit 'A'

LEGAL DESCRIPTIONS

PREPARED FOR

Ivory Development

Draper City, UTAH

09/28/23

23-0221

JDL

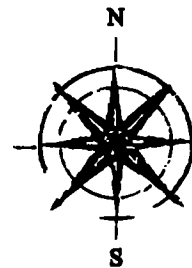
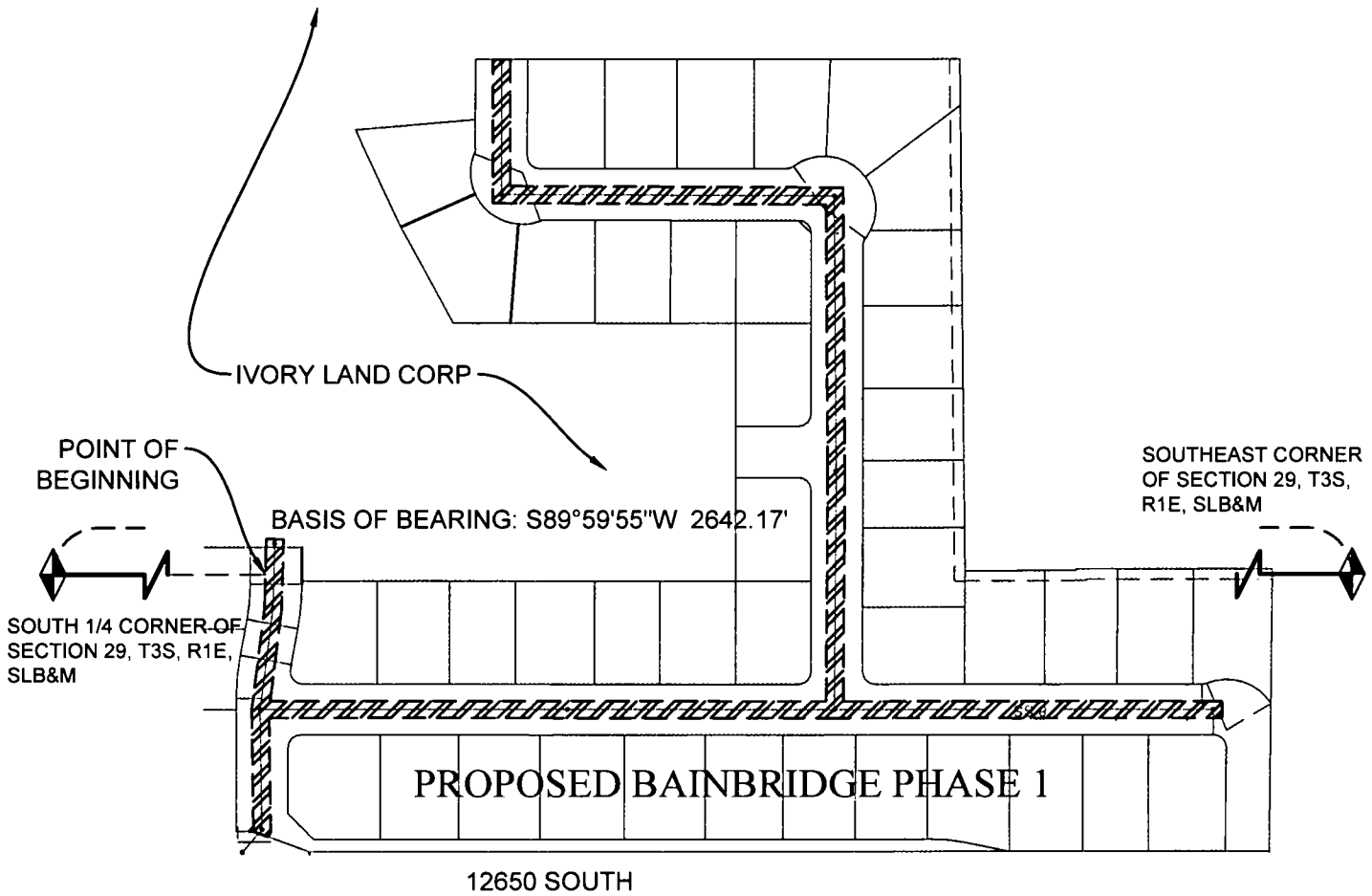
SOUTH VALLEY SEWER EASEMENT LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 29 & the Northeast 1/4 of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point which is located S88°42'30"E 272.65 feet from the South 1/4 Corner of Section 29, T3S, R1E, Salt Lake Base & Meridian (Basis of Bearing is S89°59'55"W along the Section Line from the South 1/4 corner and the Southeast Corner of Section 29); thence N 01°17'30" E 41.74 feet; thence S 88°42'30" E 20.00 feet; thence S 01°17'30" W 80.68 feet; thence S 07°07'08" W 108.85 feet; thence S 89°57'44" E 645.23 feet; thence N 00°18'30" E 267.79 feet; thence N 00°24'05" W 310.79 feet; thence N 89°44'49" W 386.63 feet; thence N 00°02'26" E 166.85 feet; thence N 89°59'55" E 20.00 feet; thence S 00°02'26" W 146.94 feet; thence S 89°44'49" E 386.47 feet; thence S 00°24'05" E 330.69 feet; thence S 00°18'30" W 267.82 feet; thence S 89°57'45" E 438.33 feet; thence S 00°02'15" W 20.00 feet; thence N 89°57'45" W 448.38 feet; thence N 89°57'44" W 656.34 feet; thence S 00°50'55" E 134.77 feet; thence S 40°56'52" W 5.82 feet; thence N 70°05'29" W 17.27 feet; thence N 89°54'33" W 5.13 feet; thence N 40°56'52" E 7.74 feet; thence N 00°50'55" W 137.99 feet; thence N 07°07'08" E 119.85 feet; thence N 01°17'30" E 37.93 feet to the point of beginning.

Area Containing 1.2 acres +/-

SOUTH VALLEY SEWER DISTRICT EXHIBIT



SOUTH VALLEY SEWER DISTRICT BAINBRIDGE PHASE 1