

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah 84118

14207635 B: 11473 P: 3539 Total Pages: 9  
02/22/2024 03:47 PM By: Jattermann Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: KEARNS IMPROVEMENT DISTRICT  
5350 W 5400 S SALT LAKE CITY, UT 84118



Portions of APN: 20-27-101-001-4003, 20-27-100-005, 20-27-176-001

### WATER EASEMENT

**WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, L.L.C., a Utah limited liability company** (collectively and hereinafter referred to as "Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto the KEARNS IMPROVEMENT DISTRICT, a political subdivision of the State of Utah (hereinafter referred to as "Grantee"), with a principal office address of 5350 West 5400 South, Kearns, Utah 84118, its successors, assigns, licensees and agents, a WATER EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor collectively owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibit 'A' attached hereto and by this reference made a part hereof].

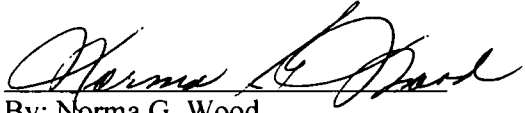
The Easement herein granted is for the following purpose: installation, repair, removal, replacement, operation and maintenance of one or more water lines and any appurtenances connected thereto (the "Facilities").

Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the Facilities from time to time as Grantee may require. Grantee shall have the right of reasonable ingress and egress to and from the Facilities over and across Grantor's land lying coincident with the land described above. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

**This Water Easement shall automatically expire and terminate when a future City-approved public road right-of-way is dedicated over the property described herein, with the road dedication being evidenced by a City-approved deed or subdivision plat being filed in the office of the Salt Lake County Recorder; provided, however, that in the event a public road right-of-way is dedicated over only a portion of the property described herein, then this Easement shall automatically expire and terminate only to that portion of the property covered by the newly dedicated City road right-of-way, and this Easement shall remain in full force and effect for the remainder of the property that is not covered by the newly dedicated City road right-of-way.**




**G & N WOOD PROPERTIES, L.L.C,**  
**a Utah limited liability company**



By: Norma G. Wood  
Its: Manager

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

On this 28<sup>th</sup> day of December, 2023, personally appeared before me Norma G. Wood, who being duly sworn did say that she is the Manager of G & N Wood Properties, L.L.C., a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

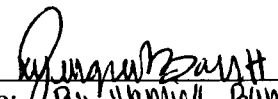


My Commission Expires: 04/25/2025  
Residing in Kaysville, Utah

**KEARNS IMPROVEMENT DISTRICT**

ATTEST

By:   
\_\_\_\_\_  
Name: Greg Anderson  
Title: General Manager/CEO

By:   
\_\_\_\_\_  
Name: Pam "Bamie" Bunh  
Title: Executive Administrative Assistant

Dated: 1-16-2024

**Exhibit 'A'**

**WOOD RANCH PLAT 1  
WATERLINE EASEMENTS**

**(Line 1)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point on a 477.000 foot radius non tangent curve to the left, (radius bears North 50°19'02" West, Chord: North 38°46'54" East 15.000 feet), said point lies North 00°06'38" West 4546.307 feet along the Section Line and West 1058.182 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the arc of said curve 15.000 feet through a central angle of 01°48'06" to the point of terminus.

Contains: (approx. 15 L.F.)

**(Line 2)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4292.494 feet along the Section Line and West 478.083 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 10°20'45" East 38.714 feet to the point of terminus.

Contains: (approx. 39 L.F.)

**(Line 3)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4223.254 feet along the Section Line and West 488.515 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 08°02'22" West 392.060 feet; thence South 30°32'22" West 24.446 feet; thence South 75°32'22" West 24.446 feet; thence North 81°57'38" West 92.195 feet; thence North 80°30'35" West 63.130 feet; thence North 74°45'41" West 41.794 feet to the point of terminus.

Contains: (approx. 638 L.F.)

**(Line 4)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet

on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4023.238 feet along the Section Line and West 517.152 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°57'38" West 16.341 feet to the point of terminus.

Contains: (approx. 16 L.F.)

**(Line 5)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3474.910 feet along the Section Line and West 864.334 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 25°00'51" East 4.332 feet to a point on a 450.000 foot radius tangent curve to the left, (radius bears North 64°59'09" West, Chord: North 20°07'35" East 76.684 feet); thence along the arc of said curve 76.778 feet through a central angle of 09°46'32"; thence North 15°14'19" East 297.220 feet to the point of terminus.

Contains: (approx. 378 L.F.)

**(Line 6)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3506.385 feet along the Section Line and West 983.756 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 64°59'09" West 21.000 feet to the point of terminus.

Contains: (approx. 21 L.F.)

**(Line 7)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more

particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3613.937 feet along the Section Line and West 1772.068 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 23°37'44" East 23.216 feet to the point of terminus.

Contains: (approx. 23 L.F.)

**(Line 8)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3735.515 feet along the Section Line and West 2032.387 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 25°00'51" East 264.727 feet to a point on a 493.000 foot radius tangent curve to the right, (radius bears South 64°59'09" East, Chord: North 37°07'58" East 206.993 feet); thence along the arc of said curve 208.544 feet through a central angle of 24°14'12"; thence North 51°55'02" East 35.783 feet to the point of terminus.

Contains: (approx. 509 L.F.)

**(Line 9)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4155.035 feet along the Section Line and West 1713.563 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 36°41'34" East 22.504 feet to the point of terminus.

Contains: (approx. 23 L.F.)

**(Line 10)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3772.411 feet along the Section Line and West 2494.373 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°23'46" West 43.117 feet to the point of terminus.

Contains: (approx. 43 L.F.)

**(Line 11)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3775.492 feet along the Section Line and West 2546.275 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°23'46" West 39.142 feet to the point of terminus.

Contains: (approx. 39 L.F.)

**(Line 12)**

A ten (10) foot wide waterline easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3830.212 feet along the Section Line and West 2700.199 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 21.000 feet to the point of terminus.

Contains: (approx. 21 L.F.)

**(Line 13)**

A ten (10) foot wide waterline easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point on a 578.000 foot radius non tangent curve to the left, (radius bears South 04°30'06" East, Chord: South 76°38'10" West 178.093 feet), said point lies North 00°06'38" West 4380.182 feet along the Section Line and West 2677.192 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the arc of said curve 178.805 feet through a central angle of 17°43'28" to the point of terminus.

Contains: (approx. 179 L.F.)

**(Line 14)**

A ten (10) foot wide waterline easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

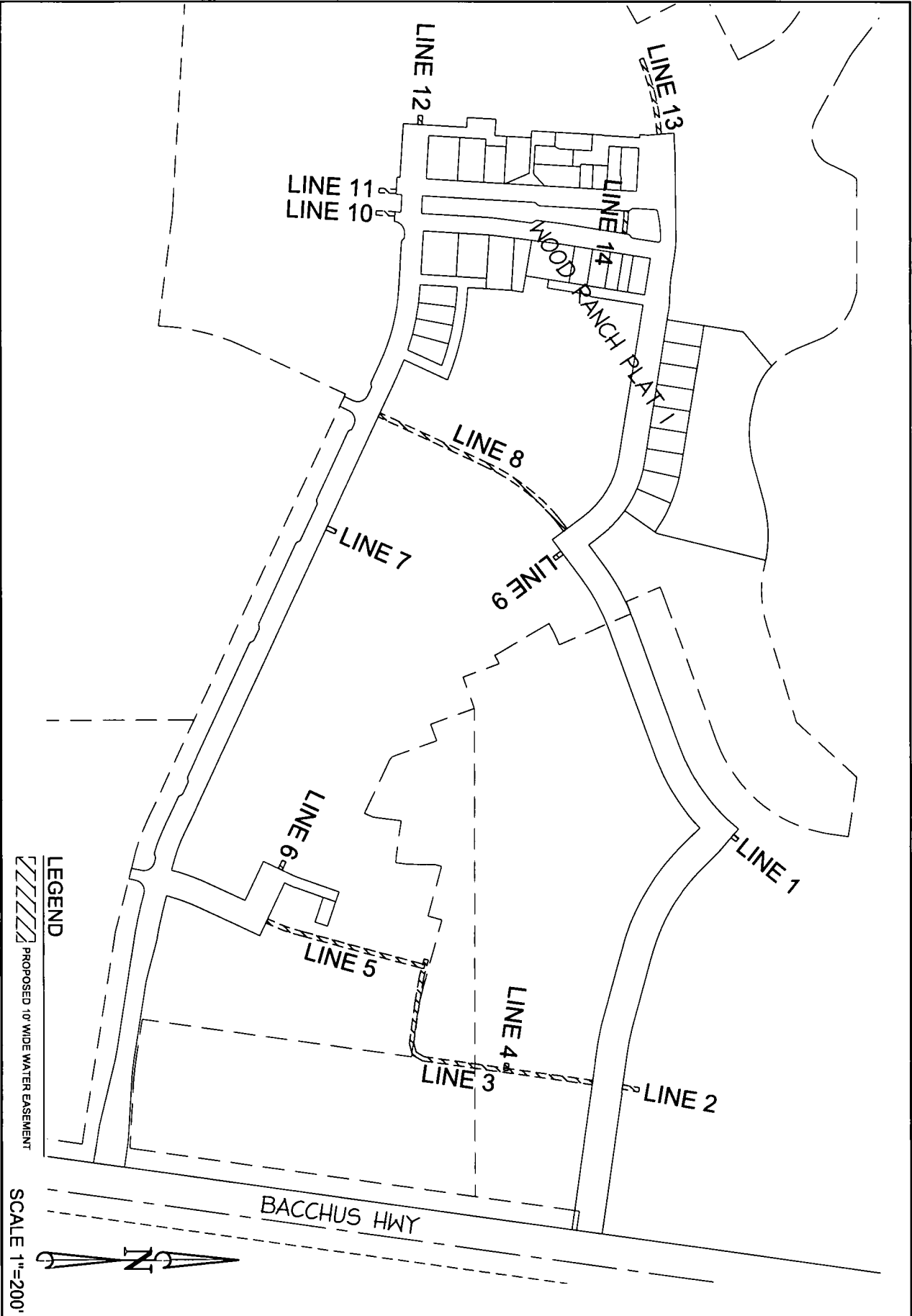
Beginning at a point that lies North  $00^{\circ}06'38''$  West 4294.474 feet along the Section Line and West 2449.050 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $82^{\circ}54'27''$  West 7.545 feet to a point on a 495.000 foot radius tangent curve to the left, (radius bears South  $07^{\circ}05'33''$  West, Chord: North  $84^{\circ}45'20''$  West 31.929 feet); thence along the arc of said curve 31.935 feet through a central angle of  $03^{\circ}41'47''$ ; thence North  $86^{\circ}36'14''$  West 12.370 feet; thence North  $03^{\circ}23'46''$  East 9.357 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North  $86^{\circ}36'14''$  West, Chord: North  $00^{\circ}02'20''$  East 0.644 feet); thence along the arc of said curve 0.645 feet through a central angle of  $06^{\circ}42'53''$ ; thence South  $86^{\circ}36'14''$  East 12.408 feet to a point on a 505.000 foot radius tangent curve to the right, (radius bears South  $03^{\circ}23'46''$  West, Chord: South  $84^{\circ}45'20''$  East 32.574 feet); thence along the arc of said curve 32.580 feet through a central angle of  $03^{\circ}41'47''$ ; thence South  $82^{\circ}54'27''$  East 7.894 feet; thence South  $09^{\circ}05'33''$  West 10.006 feet to the point of beginning.

Property contains 0.012 acres, 523 square feet.



N:\00724 Wood Ranch\Survey\Exhibit\Plat 1\2023-01-04 00724 WR Plat 1 Offsite Water Easements-KID.dwg, 10/4/2023 7:51:36 AM, DWG To PDF.p3

XREFS:



<p>DATE: _____ TIME: _____</p> <p>NETWORK: _____</p> <p>PATH: _____</p> <p>DWG NAME: _____</p> <p>LAYOUT: _____</p> <p>DESIGNER: _____ MGR: _____</p>	 <p><b>PERIGEE CONSULTING</b> CIVIL • STRUCTURAL • SURVEY</p> <p>6000 SOUTH 1000 WEST, SUITE 100 SALT LAKE CITY, UTAH 84119</p> <p>801.488.8888 FAX 801.488.8889 WWW.PERIGEECONSULTING.COM</p>	<p><b>WOOD RANCH PLAT 1 - KID WATER EASEMENTS</b></p>
<p>SHEET NUMBER: 00724</p> <p>JOB NUMBER: 00724</p>		

SCALE 1"=200'