

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District
5350 West 5400 South
Kearns, Utah 84118

14207636 B: 11473 P: 3548 Total Pages: 8
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: 20-27-100-005, 20-28-200-009

WATER EASEMENT – ZONE D AND ZONE E TRANSMISSION WATERLINES

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.

Signed and delivered this 26 day of December, 2023.

**WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company**

Ty McCutcheon

By: Ty McCutcheon
Its: Manager

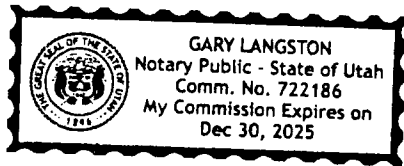
STATE OF UTAH)
): SS.
COUNTY OF SALT LAKE)

On this 26 day of December, 2023, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Gary Langston

NOTARY PUBLIC

My Commission Expires: 12/30/25
Residing in Utah County, Utah



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

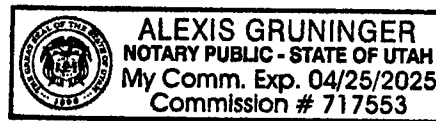
Norma G. Wood

By: Norma G. Wood
Its: Manager

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

On this 28th 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.

Alexis Gruninger
NOTARY PUBLIC



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

KEARNS IMPROVEMENT DISTRICT

ATTEST

By: *Greg Anderson*
Name: Greg Anderson
Title: General Manager/CEO

By: *Paul "Vaple" Barn*
Name: Paul "Vaple" Barn
Title: Executive Administrative Assistant

Dated: 1-16-2024

Exhibit 'A'

Wood Ranch Zone D and Zone E Offsite Waterline and Access Easement Segment 2

Line 1

A twenty (20) foot wide waterline and access 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 ten (10) 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 West 1491.109 feet and North 77.317 feet (Basis of bearings is South 89°58'53" East 2654.988' between the Southwest Corner and the South Quarter Corner of Section 22, Township 2 South, Range 2 West, Salt Lake Base & Meridian) from said Southwest Corner of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 32°45'28" West 22.504 feet; thence South 32°58'05" West 77.844 feet to the point of terminus.

Contains: (approx. 100 L.F.)

Line 2

A twenty (20) foot wide waterline and access 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 ten (10) 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 a on a 302.000 foot radius non tangent curve to the right, (radius bears North 57°11'53" West, Chord: South 63°17'42" West 306.490 feet), said point lies North 00°06'38" West 5231.746 feet along the Section Line and West 3499.677 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 321.451 feet through a central angle of 60°59'10" to a point of compound curvature with a 302.000 foot radius tangent curve to the right, (radius bears North 03°47'17" East, Chord: North 67°51'28" West 190.196 feet); thence along the arc of said curve 193.488 feet through a central angle of 36°42'31"; thence North 49°30'12" West 179.805 feet to a point on a 493.000 foot radius tangent curve to the left, (radius bears South 40°29'48" West, Chord: North 53°46'13" West 73.364 feet); thence along the arc of said curve 73.432 feet through a central angle of 08°32'03" to a point of compound curvature with a 493.000 foot radius tangent curve to the left, (radius bears South 31°57'45" West, Chord: North 63°22'14" West 91.645 feet); thence along the arc of said curve 91.778 feet through a central angle of 10°39'59" to the point of terminus.

Contains: (approx. 860 L.F.)

Line 3

A twenty (20) foot wide waterline and access 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 ten (10) 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 5095.115 feet along the Section Line and West 3786.383 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt

Lake Base and Meridian and running thence South 07°42'51" West 69.590 feet to the point of terminus.

Contains: (approx. 70 L.F.)

Line 4

A twenty (20) foot wide waterline and access 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 ten (10) 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 5192.852 feet along the Section Line and West 3529.547 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 46°48'16" East 59.445 feet to a point on a 210.000 foot radius tangent curve to the right, (radius bears South 43°11'44" West, Chord: South 37°21'26" East 68.937 feet); thence along the arc of said curve 69.250 feet through a central angle of 18°53'39"; thence South 27°54'37" East 373.647 feet; thence South 42°55'42" East 23.120 feet; thence South 43°55'42" East 21.266 feet; thence South 54°06'13" East 237.927 feet to a point on a 210.000 foot radius tangent curve to the right, (radius bears South 35°53'47" West, Chord: South 40°33'07" East 98.415 feet); thence along the arc of said curve 99.339 feet through a central angle of 27°06'12"; thence South 27°00'01" East 220.500 feet to the point of terminus.

Contains: (approx. 1104 L.F.)

Line 5

A twenty (20) foot wide waterline and access 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 ten (10) 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 4344.512 feet along the Section Line and West 2836.573 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running to a point on a 578.000 foot radius non tangent curve to the left, (radius bears South 20°44'21" East, Chord: South 64°56'12" West 87.161 feet); thence along the arc of said curve 87.244 feet through a central angle of 08°38'54"; thence South 60°36'45" West 32.460 feet to the point of terminus.

Contains: (approx. 120 L.F.)

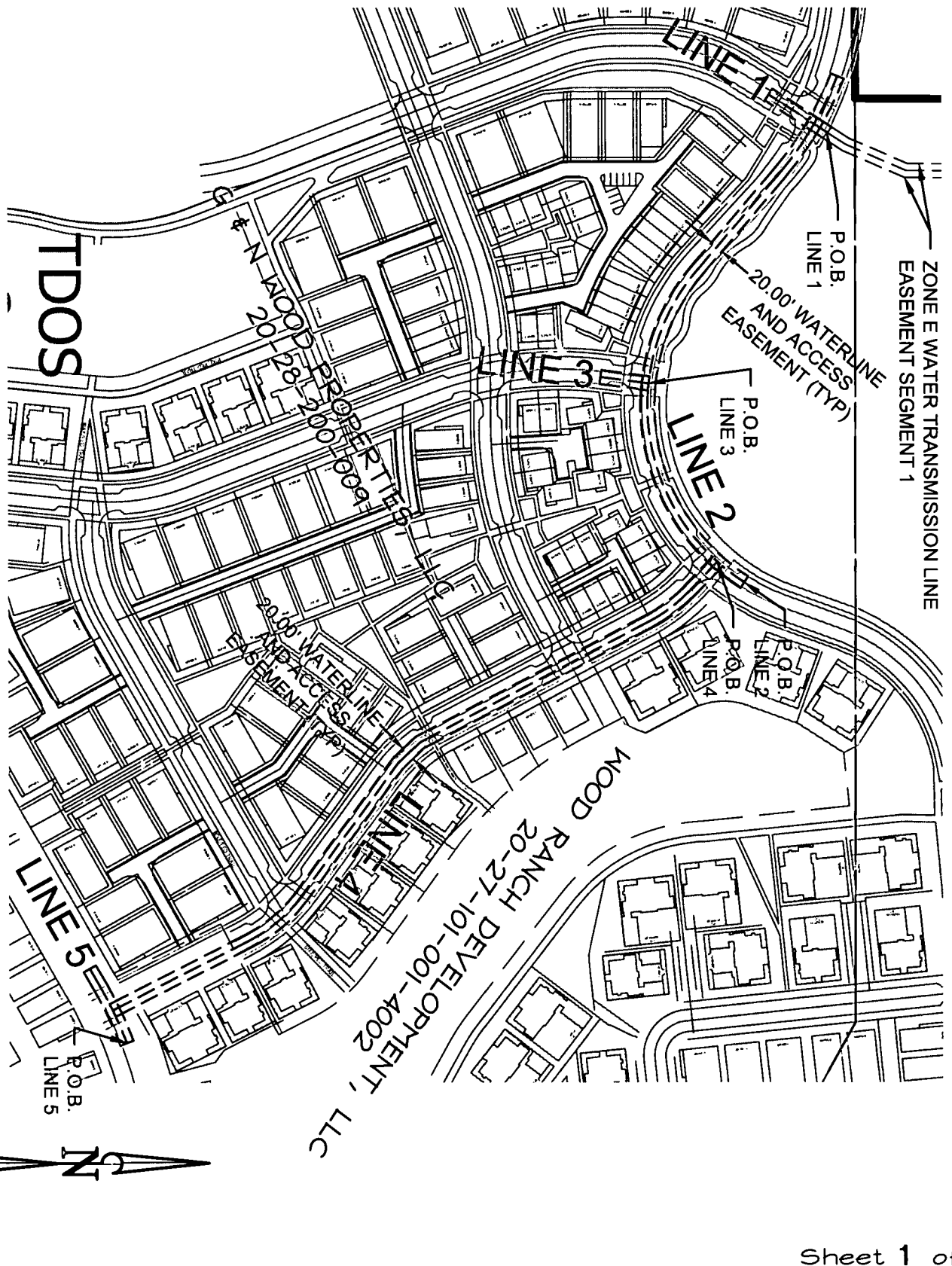
Line 6

A twenty (20) foot wide waterline and access 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 ten (10) 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 the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway), said

point lies North 00°06'38" West 4221.443 feet along the Section Line and West 141.646 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 53°02'22" West 13.745 feet; thence North 81°57'38" West 39.812 feet to the point of terminus.

Contains: (approx. 54 L.F.)



Sheet 1 of 1



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ZONE E WATER TRANSMISSION LINE EASEMENT SEGMENT 2

PREPARED FOR: THIRD CADENCE



SCALE 1"=100'



Sheet 1 of 1



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ZONE D WATER TRANSMISSION LINE EASEMENT

PREPARED FOR: THIRD CADENCE