

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

14212092 B: 11475 P: 7813 Total Pages: 4
03/05/2024 10:18 AM By: vanguyen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOEL THOMPSON
SOUTH VALLEY SEWER DISTRICT PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-251-018-0000
GRANTOR: IVORY LAND CORPORATION
(Hidden Oaks Pod 6 Phase 1)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest, Northeast and Southeast Quarters 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: 25,596 square feet or 0.59 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 8th day of February, 2024.

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Secretary
Title

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

On the 8 day of February, 2024, personally appeared before me Kevin Angleseg 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: Feb 01, 2027

Residing in: Salt Lake City

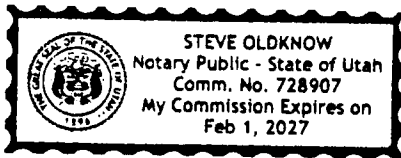


Exhibit 'A'

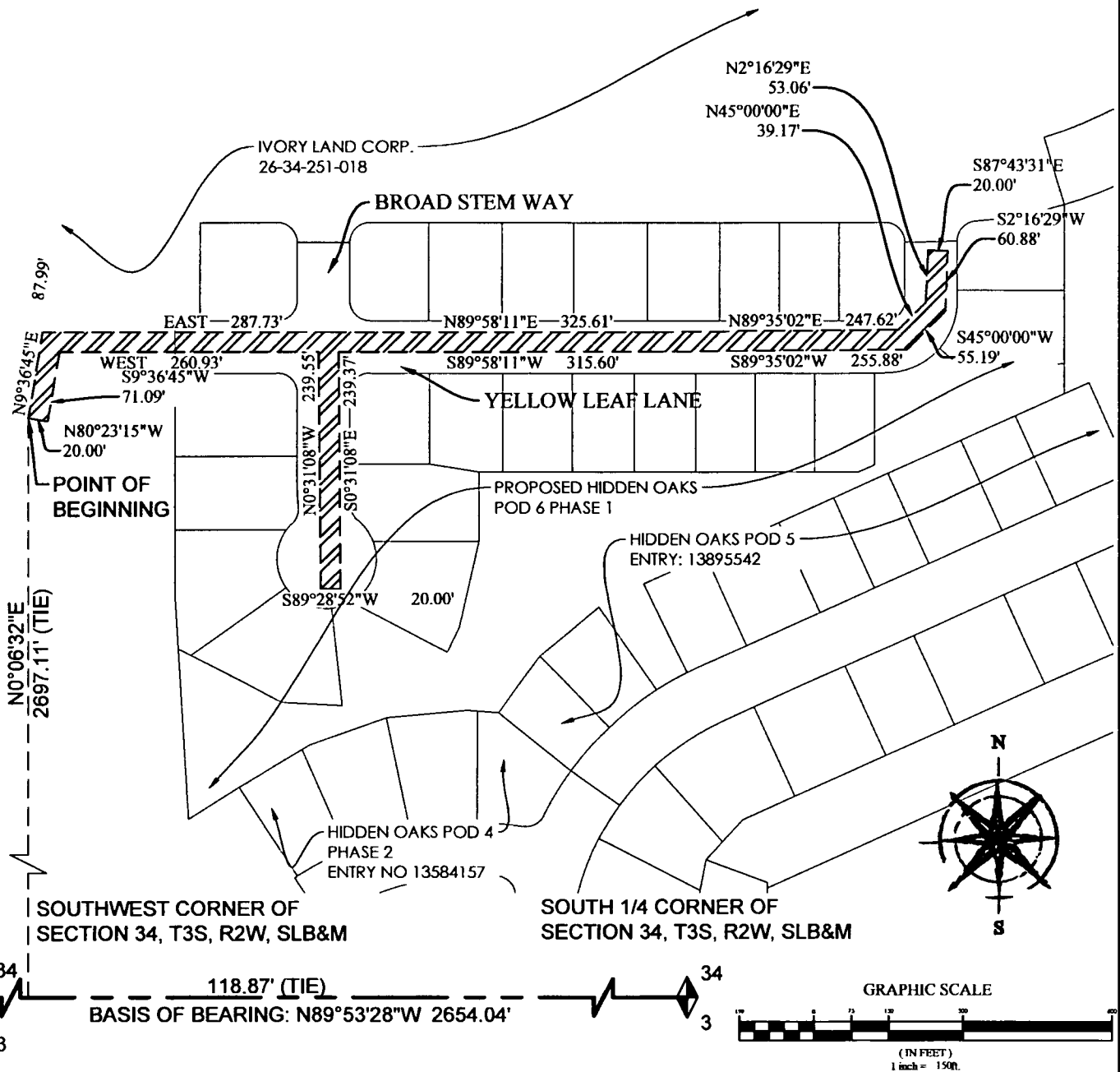
**LEGAL DESCRIPTION
PREPARED FOR
HIDDEN OAKS POD 6 PHASE 1
HERRIMAN CITY, UTAH
January 24, 2024
21-0537
(JDL)**

SOUTH VALLEY SEWER EASEMENT DESCRIPTION

A part of the Northwest, Northeast and Southeast Quarter of 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 N 89°53'28" W 118.87 feet along the Section line and N 0°06'32" E 2697.11 feet thence N 09°36'45" E 87.99 feet; thence East 287.73 feet; thence N 89°58'11" E 325.61 feet; thence N 89°35'02" E 247.62 feet; thence N 45°00'00" E 39.17 feet; thence N 02°16'29" E 53.06 feet; thence S 87°43'31" E 20.00 feet; thence S 02°16'29" W 60.88 feet; thence S 45°00'00" W 55.19 feet; thence S 89°35'02" W 255.88 feet; thence S 89°58'11" W 315.60 feet; thence S 00°31'08" E 239.37 feet; thence S 89°28'52" W 20.00 feet; thence N 00°31'08" W 239.55 feet; thence West 260.93 feet; thence S 09°36'45" W 71.09 feet; thence N 80°23'15" W 20.00 feet to the point of beginning.

Containing 25,596 square feet or 0.59 acres +/-



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
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**SOUTH VALLEY SEWER DISTRICT EASEMENT
HIDDEN OAKS POD 6, PHASE 1
IVORY DEVELOPMENT**

Date Created	01/24/24
Scale	1"=150'
Drawn	JDL
Job	21-0537
Sheet	01