

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

14212098 B: 11475 P: 7840 Total Pages: 6  
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.# 26-33-326-005-0000**  
**GRANTOR: IVORY LAND CORPORATION**  
**(Hidden Oaks Pod 17 Phase 1)**  
Page 1 of 6

## **EASEMENTS**

Twenty (20) foot wide sanitary sewer easements located in the South Half of Section 33, 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, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within strips twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 21,682 square feet or 0.50 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 20 day of February, 2024

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Secretary  
Title

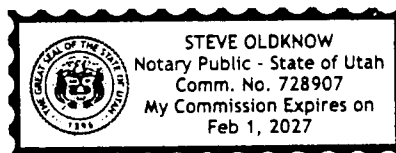
STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE )

On the 20 day of February, 2024, personally appeared before me Kevin Angksey 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 DESCRIPTIONS  
PREPARED FOR  
HIDDEN OAKS POD 17 PHASE 1  
HERRIMAN CITY, UTAH  
January 24, 2024  
22-0282  
(JDL)**

***SOUTH VALLEY SEWER EASMENT DESCRIPTIONS***

***Parcel 1***

A part of the South Half of Section 33, 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 S89°55'09"E 2219.70 feet along the Section line and N0°04'51"E 1403.59 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N 63°34'40" W 20.10 feet; thence N 27°14'03" E 202.11 feet; thence N 15°55'17" E 189.32 feet; thence S 73°37'49" E 20.00 feet; thence S 15°55'17" W 191.14 feet; thence S 27°12'27" W 203.81 feet to the point of beginning.

Containing 7,873 square feet +/-

***Parcel 2***

A part of the South Half of Section 33, 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 S89°55'09"E 2429.22 feet along the Section line and N0°04'51"E 1426.90 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N 89°45'01" W 20.00 feet; thence N 00°14'59" E 163.89 feet; thence S 89°45'01" E 20.00 feet; thence S 00°14'59" W 163.89 feet to the point of beginning.

Containing 3,277 square feet +/-

***Parcel 3***

A part of the South Half of Section 33, 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 S89°55'09"E 2635.82 feet along the Section line and N0°04'51"E 1403.20 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence S 89°06'36" W 20.00 feet; thence N 00°54'29" W 191.27 feet; thence N 89°05'29" E 20.00 feet; thence S 00°54'29" E 191.28 feet to the point of beginning.

Containing 3,825 square feet +/-

***Parcel 4***

A part of the South Half of Section 33, 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 S89°55'09"E 2841.47 feet along the Section line and N0°04'51"E 1421.34 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence S 89°27'55" W 20.00 feet; thence N 00°32'05" W 174.57 feet; thence N 89°27'55" E 20.00 feet; thence S 00°32'05" E 174.57 feet to the point of beginning.

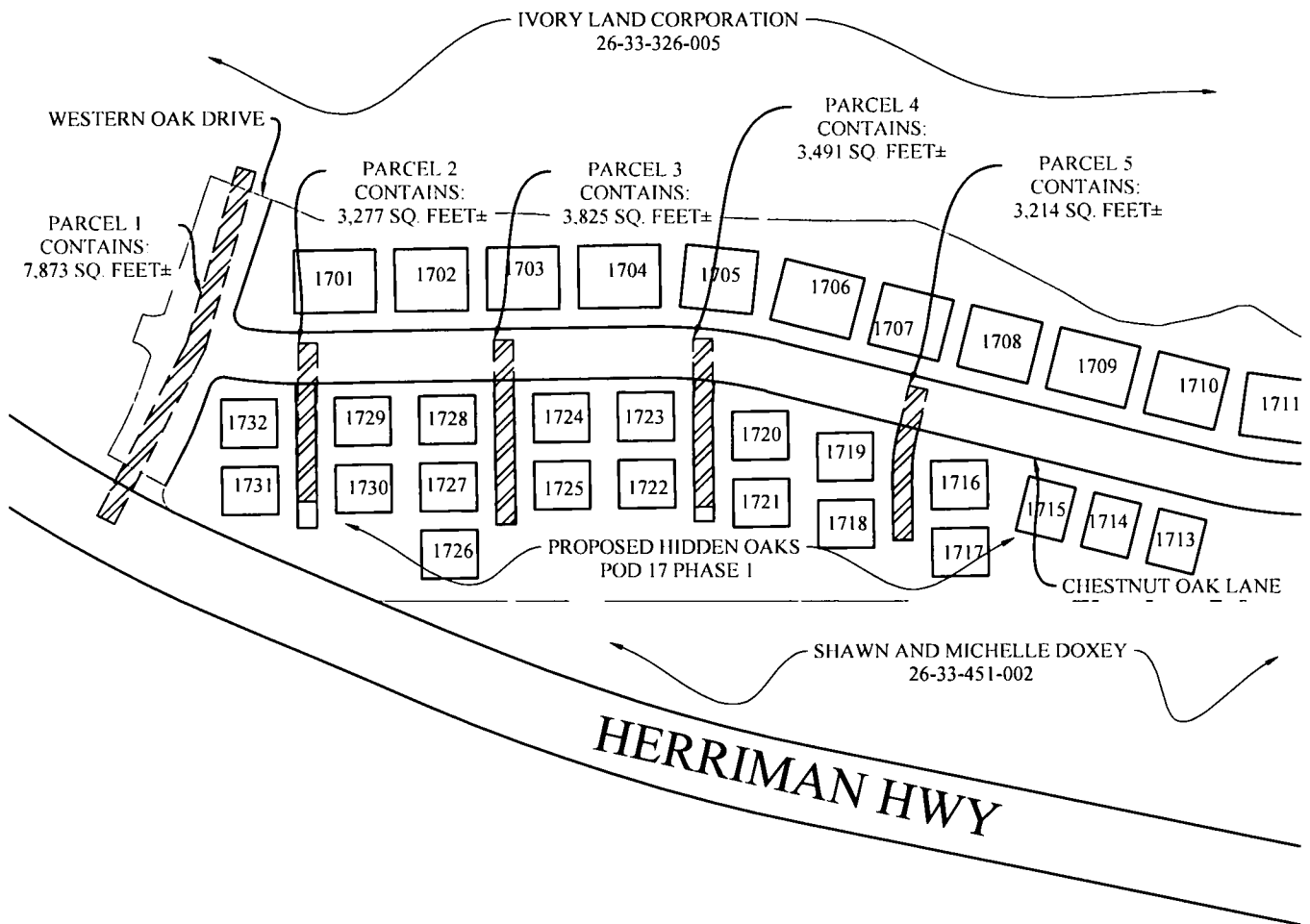
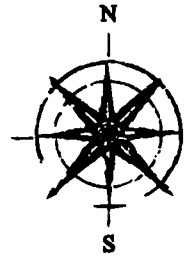
Containing 3,491 square feet +/-

***Parcel 5***

A part of the South Half of Section 33, 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 S89°55'09"E 3048.22 feet along the Section line and N0°04'51"E 1385.97 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence S 89°52'34" W 20.00 feet; thence N 00°07'26" W 91.15 feet; thence N 12°50'10" E 71.85 feet; thence S 77°09'34" E 20.00 feet; thence S 12°50'10" W 69.58 feet; thence S 00°07'26" E 88.88 feet to the point of beginning.

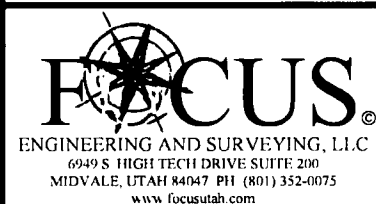
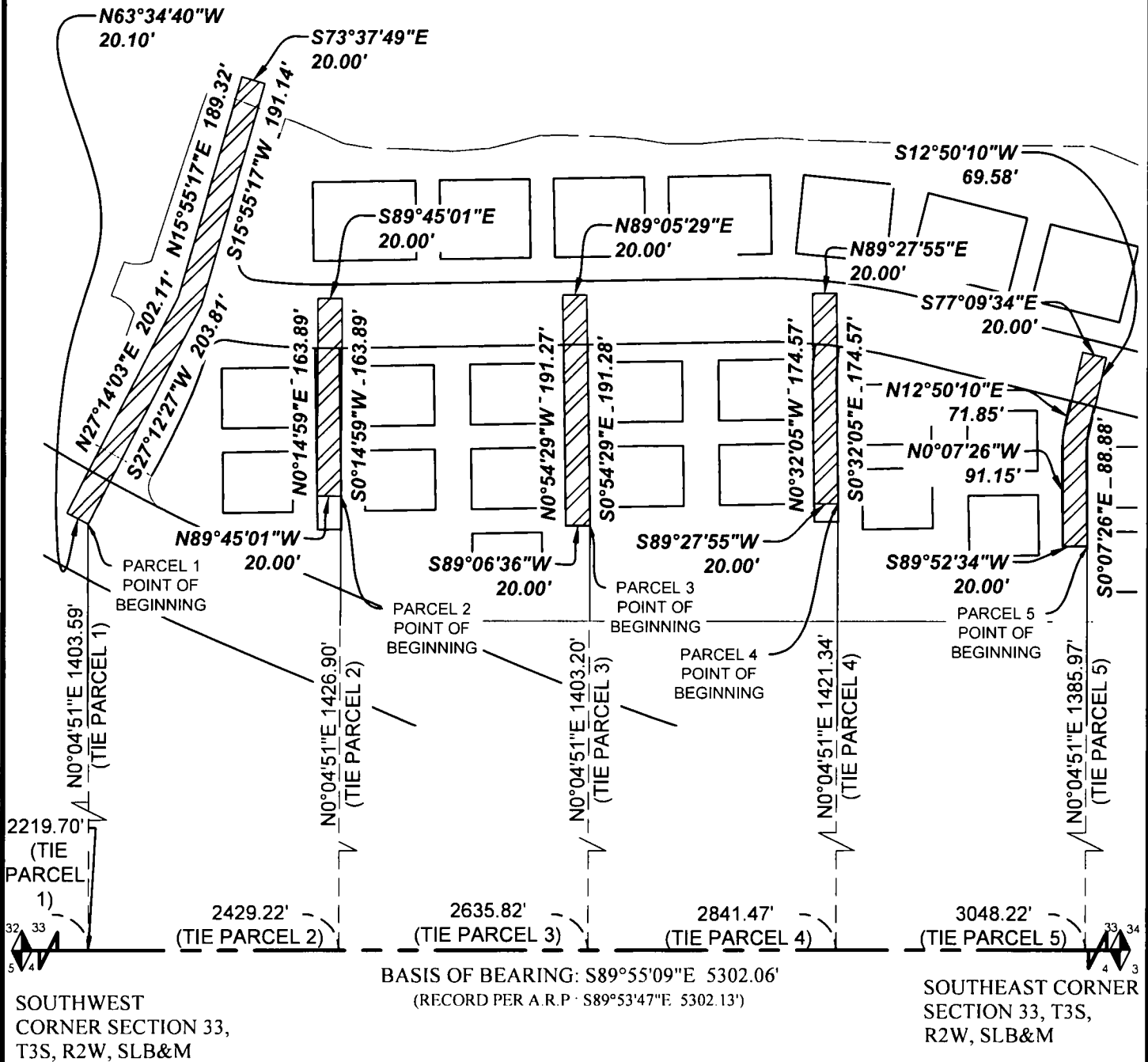
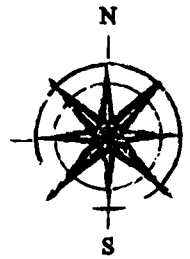
Containing 3,214 square feet +/-



SOUTH VALLEY SEWER DISTRICT EASEMENTS  
HIDDEN OAKS POD 17, PHASE 1  
IVORY DEVELOPMENT

Date Created  
01/25/24  
Scale  
NTS  
Drawn  
JDL  
Job  
22-0282  
Sheet

1 OF 2



# SOUTH VALLEY SEWER DISTRICT EASEMENTS HIDDEN OAKS POD 17, PHASE 1 IVORY DEVELOPMENT

Date Created	01/25/24
Scale	N.T.S.
Drawn	JDL
Job	22-0282
Sheet	2 OF 2