

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah 84118

14257129 B: 11500 P: 4570 Total Pages: 7  
06/26/2024 10:59 AM By: dsalazar 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: 20-27-101-001-4002, 20-27-101-001-4003, 20-27-100-005, 20-28-200-009

**WATER EASEMENT**

**WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, LLC, 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].

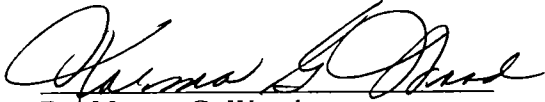
The Easement herein granted is for the following purpose: installation, repair, removal, replacement, operation and maintenance of one or more water pipelines and any appurtenances connected thereto (the "Facilities").

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, LLC,  
a Utah limited liability company**



By: Norma G. Wood  
Its: Manager

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

On this 24<sup>th</sup> day of May, 2024, 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: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**G & N WOOD PROPERTIES, LLC,**  
**a Utah limited liability company**

\_\_\_\_\_  
By: Norma G. Wood  
Its: Manager

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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.

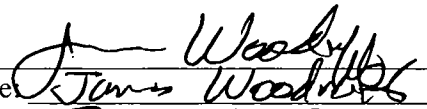
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_  
Residing in \_\_\_\_\_, \_\_\_\_\_

**KEARNS IMPROVEMENT DISTRICT**

ATTEST

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

By:   
Name: James Wood  
Title: District Foreman

Dated: 5-28-2024

**Exhibit 'A'**

**WOOD RANCH PLAT 2  
WATERLINE EASEMENTS**

**(Line 1)**

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 3812.481 feet along the Section Line and West 3042.900 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 15.493 feet to the point of terminus.

Contains: (approx. 15 L.F.)

**(Line 2)**

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 400.000 foot radius non tangent curve to the left, (radius bears South 81°02'04" East, Chord: South 07°55'04" West 14.628 feet), said point lies North 00°06'38" West 3835.080 feet along the Section Line and West 3423.667 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 14.629 feet through a central angle of 02°05'43" to a point of reverse curvature with a 1368.000 foot radius tangent curve to the right, (radius bears North 83°07'47" West, Chord: South 07°42'27" West 39.979 feet); thence along the arc of said curve 39.980 feet through a central angle of 01°40'28" to the point of terminus.

Contains: (approx. 55 L.F.)

**(Line 3)**

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 3874.579 feet along the Section Line and West 3447.728 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 16.378 feet to the point of terminus.

Contains: (approx. 16 L.F.)

**(Line 4)**

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  $00^{\circ}06'38''$  West 4508.151 feet along the Section Line and West 2977.206 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $62^{\circ}59'59''$  East 16.500 feet to the point of terminus.

Contains: (approx. 17 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  $00^{\circ}06'38''$  West 4017.682 feet along the Section Line and West 1487.958 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $64^{\circ}33'26''$  East 19.570 feet to the point of terminus.

Contains: (approx. 20 L.F.)

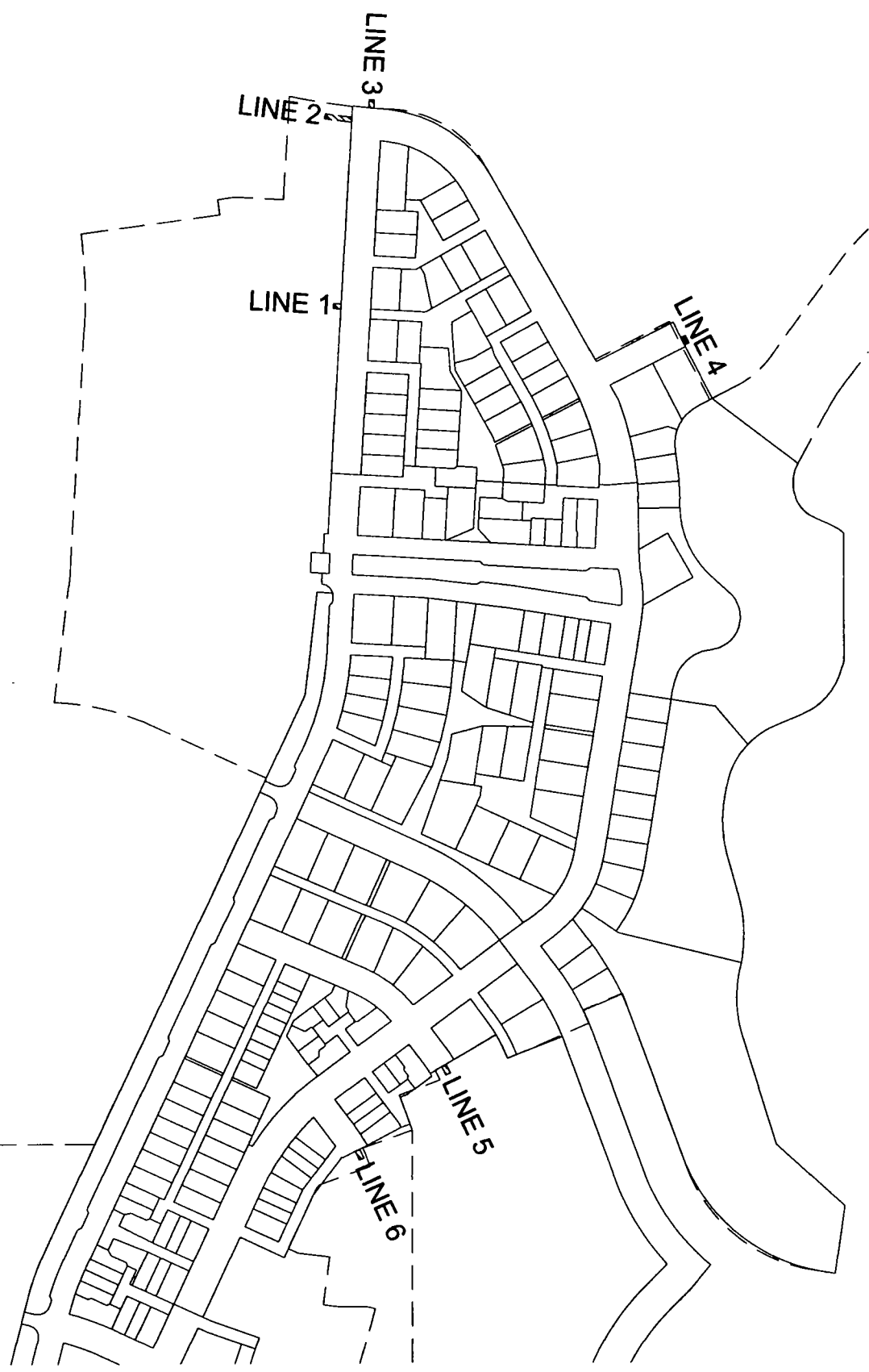
**(Line 6)**


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 on a 246.000 foot radius non tangent curve to the right, (radius bears South  $26^{\circ}47'56''$  East, Chord: North  $65^{\circ}31'20''$  East 19.925 feet), said point lies North  $00^{\circ}06'38''$  West 3841.752 feet along the Section Line and West 1315.100 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 19.931 feet through a central angle of  $04^{\circ}38'31''$  to the point of terminus.

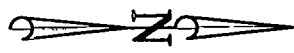
Contains: (approx. 20 L.F.)

REFS.



**LEGEND**  
 PROPOSED 10' WIDE WATER EASEMENT

SCALE 1" = 200'



JOB NUMBER 00724	DATE:	TIME:
	NETWORK:	
	PATH:	
	DWG NAME:	
	LAYOUT:	
	DESIGNER:	MGR:



WOOD RANCH PLAT 2 - KID WATER EASEMENTS

## WOOD RANCH PLAT 2 - KID WATER EASEMENTS