

14257130 B: 11500 P: 4577 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

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District
5350 West 5400 South
Kearns, Utah 84118



Portions of APN: 20-27-100-005, 20-27-176-001, 20-28-200-009

SEWER 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 SEWER 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 sewer 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 Sewer 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 24 day of JUNE, 2024.

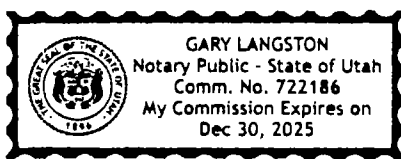
**WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company**

Ty McCutcheon
By: Ty McCutcheon
Its: Manager

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

On this 24 day of JUNE, 2024, 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: 12/30/2025
Residing in UTAH COUNTY, UTAH

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

Norma G. Wood

By: Norma G. Wood
Its: Manager

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

On this 24th 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.

Alexis Gruninger
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: *Greg Anderson*
Name: Greg Anderson
Title: General Manager/CEO

By: *James Woodruff*
Name: James Woodruff
Title: District Engineer

Dated: 5-28-2024

Exhibit 'A'

**WOOD RANCH PLAT 2 - KID
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 3861.641 feet along the Section Line and West 3449.188 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 23.223 feet to the point of terminus

Contains: (approx. 23 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 3996.252 feet along the Section Line and West 3419.391 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 72°54'31" West 20.000 feet to the point of terminus.

Contains: (approx. 20 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer easement, located in the Northwest 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 4497.794 feet along the Section Line and West 2986.539 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 27°00'01" West 19.877 feet to the point of terminus.

Contains: (approx. 20 L.F.)

(Line 4)

A twenty (20) foot wide sanitary sewer 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 that lies North 00°06'38" West 4006.092 feet along the Section Line and West 1481.255 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°52'38" East 24.322 feet to the point of terminus.

Contains: (approx. 24 L.F.)

(Line 5)

A twenty (20) foot wide sanitary sewer 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 that lies North 00°06'38" West 3933.352 feet along the Section Line and West 1362.268 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 69°20'12" East 20.032 feet to the point of terminus.

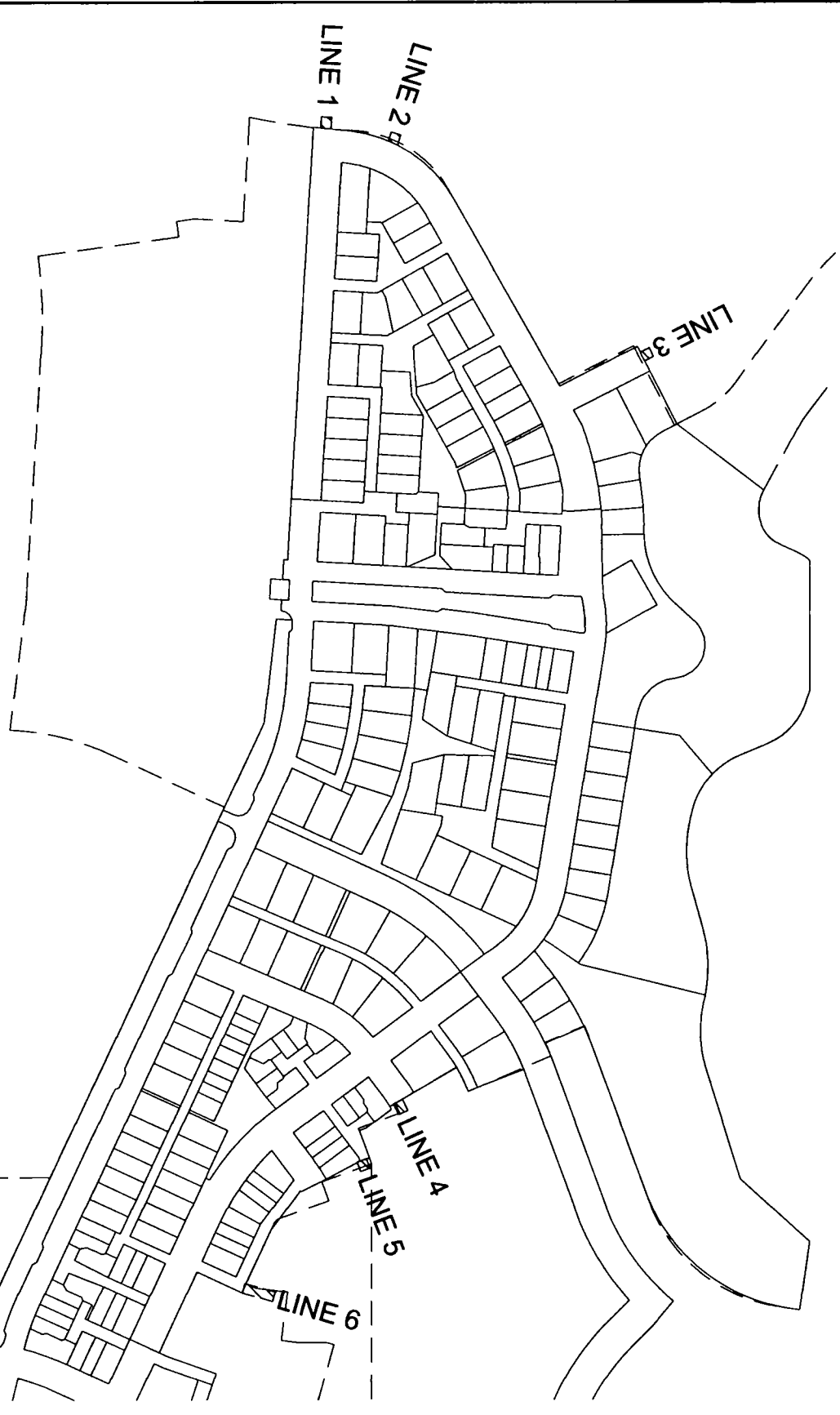
Contains: (approx. 20 L.F.)

(Line 6)


A twenty (20) foot wide sanitary sewer 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 that lies North 00°06'38" West 3696.471 feet along the Section Line and West 1104.607 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 15°55'36" East 63.548 feet to the point of terminus.

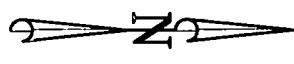
Contains: (approx. 64 L.F.)



REFS:
 N:\00724 Wood Ranch\Survey\Exhibit\Plat 2\2023-06-01 00724 WR Plat 2 Offsite Sewer Easements-KID.dwg, 8/1/2023 12:47:03 PM, DWG To PDF.pc3

LEGEND

 PROPOSED 20' WIDE SEWER EASEMENT

SCALE 1"=200'



DATE:	TIME:
NETWORK:	
PATH:	
DWG NAME:	
LAYOUT:	
DESIGNER:	MCR
SHEET NUMBER	00724

PERIGEE CONSULTING
 CIVIL • STRUCTURAL • SURVEY

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 OMAHA, NE 68106 FAX 402.476.1000

3000 JOURNAL OF COMMERCE
 OMAHA, NE 68102 FAX 402.476.1000

**WOOD RANCH PLAT 2 - KID
 SEWER EASEMENTS**