

When Recorded Return to:
Joel Thompson
Jordan Basin Improvement District
P.O. Box 629
Riverton, UT 84065

14293216 B: 11521 P: 48 Total Pages: 4
09/27/2024 10:37 AM By: Jattermann Fees: \$0.00
Rasheille Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 33-17-400-012-0000
33-17-400-014-0000
33-16-300-030-0000
33-16-300-031-0000

GRANTOR: WASATCH SOUTH HILLS DEVELOPMENT CO., LLC
(South Hills Pod 7 Outfall)
Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 17 and the Southwest Quarter of Section 16, Township 4 South, Range 1 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 Jordan Basin Improvement 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, said strip 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:

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

Contains: 33,341 square feet or 0.765 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 11th day of SEPTEMBER, 2024.

GRANTOR(S)

WASATCH SOUTH HILLS DEVELOPMENT CO., LLC

By: Craig Martin

Its: PRESIDENT
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 11th day of SEPTEMBER, 2024, personally appeared before me
CRAIG MARTIN who being by me duly sworn did say that (s)he is the
PRESIDENT of WASATCH SOUTH HILLS DEVELOPMENT CO.,
LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the
limited liability company at a lawful meeting held by authority of its operating agreement; and duly
acknowledged to me that said limited liability company executed the same.

Matthew Wilcox
Notary Public

My Commission Expires: 01/13/2027

Residing in: STATE OF UTAH

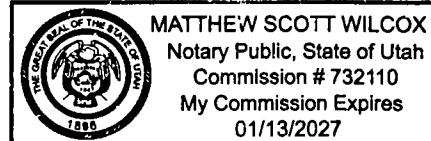
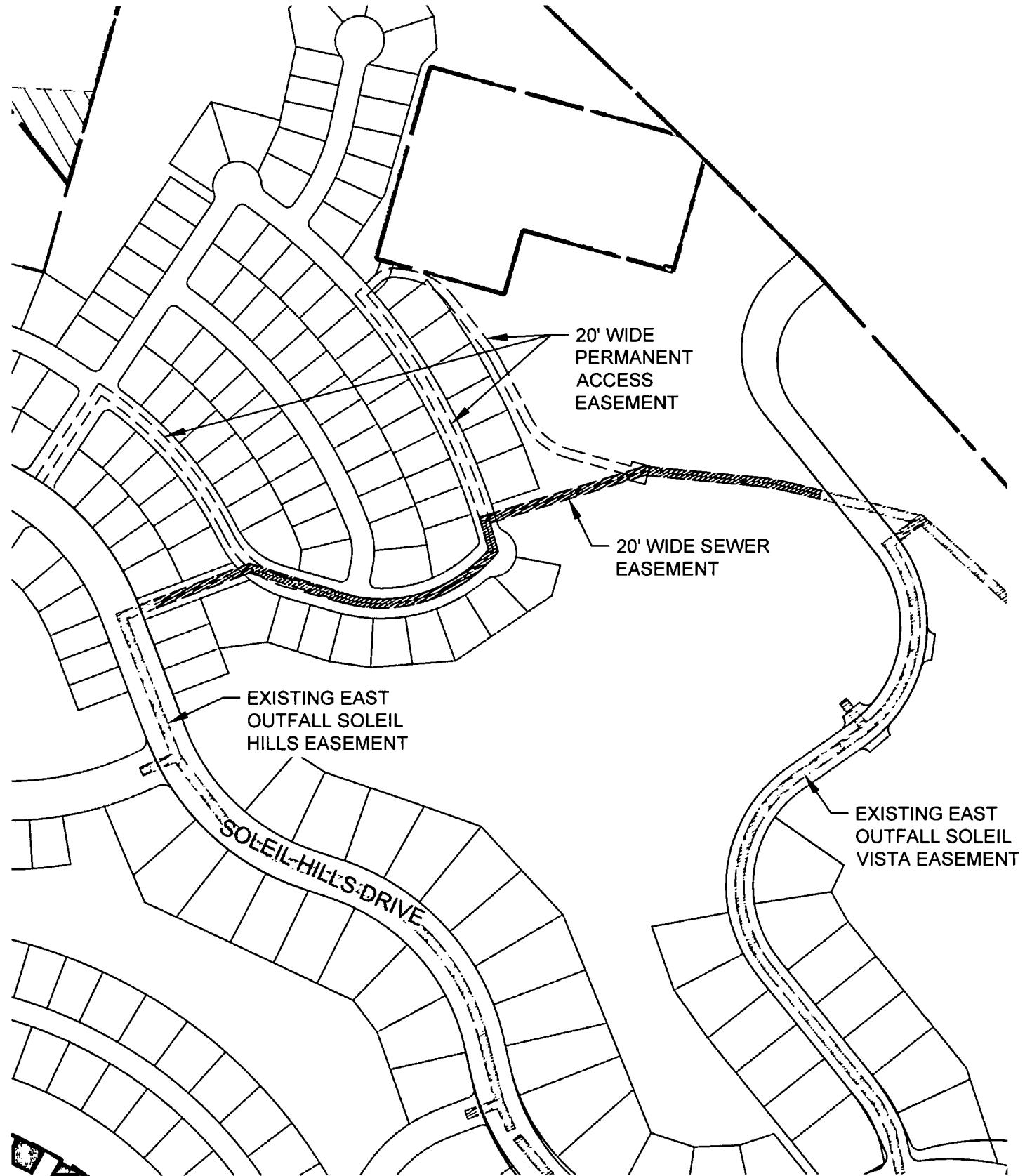


Exhibit 'A'

SEWER EASEMENT LEGAL DESCRIPTION

AN EASEMENT, 20.00 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH $68^{\circ}33'39.86''$ EAST, A DISTANCE OF 1888.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.L.B.&M., SAID POINT ALSO HAVING THE BASIS OF BEARING NORTH $89^{\circ}44'44.95''$ EAST, BETWEEN THE SAID SOUTH QUARTER CORNER OF SECTION 17 AND THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.L.B.&M.; RUNNING THENCE NORTH $54^{\circ}21'26''$ EAST, A DISTANCE OF 225.83 FEET; THENCE SOUTH $87^{\circ}32'45''$ EAST, A DISTANCE OF 247.25 FEET ; THENCE EASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 175.54 FEET HAVING A RADIUS OF 325.00 FEET A CENTRAL ANGLE OF $30^{\circ}56'46''$ AND CHORD BEARING AND DISTANCE OF NORTH $70^{\circ}27'33''$ EAST 173.41 FEET; ; THENCE NORTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 173.10 FEET HAVING A RADIUS OF 325.00 FEET A CENTRAL ANGLE OF $30^{\circ}30'56''$ AND CHORD BEARING AND DISTANCE OF NORTH $39^{\circ}43'42''$ EAST 171.06 FEET;; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH $30^{\circ}28'06''$ WEST, A DISTANCE OF 71.57 FEET; THENCE NORTH $57^{\circ}51'40''$ EAST, A DISTANCE OF 375.29 FEET; THENCE NORTH $80^{\circ}39'48''$ EAST, A DISTANCE OF 253.02 FEET ; THENCE EASTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 73.17 FEET HAVING A RADIUS OF 500.01 FEET A CENTRAL ANGLE OF $08^{\circ}23'02''$ AND CHORD BEARING AND DISTANCE OF NORTH $84^{\circ}51'19''$ EAST 73.10 FEET;; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH $89^{\circ}01'08''$ EAST, A DISTANCE OF 72.29 FEET TO THE POINT OF TERMINUS.



SCALE: 1" = 300'

DRAWN BY: SPM

CHECKED BY: -

DATE 09-04-2024

PROJECT No: 2546

SEWER EASEMENT

POD 7 OUTFALL

HERRIMAN CITY, UTAH



infinity
CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040