

14303946 B: 11527 P: 2174 Total Pages: 6
10/23/2024 09:33 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District
5350 West 5400 South
Kearns, Utah 84118

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

WATER EASEMENT

WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company ("Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117, 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 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 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.

COURTESY RECORDING ONLY
Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Signed and delivered this 30 day of September, 2024.

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

5702

By: Ty McCutcheon

Its: Manager

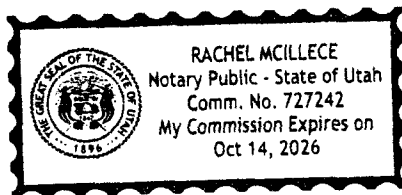
STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On this 30 day of September, 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.

Rachel Maffei

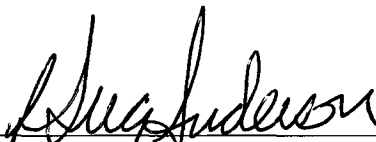
NOTARY PUBLIC

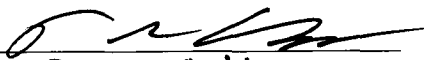
My Commission Expires: 10/14/26
Residing in Salt Lake, Utah



KEARNS IMPROVEMENT DISTRICT

ATTEST

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

By: 
Name: Riley Astill
Title: Finance Director

Dated: 10-22-2024

Exhibit 'A'

**TERRAINE PLAT 3
WATERLINE EASEMENTS**

(Line 1)

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 left, (radius bears South 04°27'34" West, Chord: North 87°17'15" West 14.998 feet), said point lies North 00°06'38" West 3900.220 feet along the Section Line and West 1003.530 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 15.000 feet through a central angle of 03°29'37" 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 988.000 foot radius non tangent curve to the left, (radius bears South 07°42'57" East, Chord: South 75°30'35" West 233.090 feet), said point lies North 00°06'38" West 3321.326 feet along the Section Line and West 3199.677 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 233.634 feet through a central angle of 13°32'56" to the point of terminus.

Contains: (approx. 234 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 on a 1368.000 foot radius non tangent curve to the right, (radius bears North 78°18'39" West, Chord: South 12°59'04" West 61.845 feet), said point lies North 00°06'38" West 3707.073 feet along the Section Line and West 3444.477 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 61.851 feet through a central angle of 02°35'26"; thence South 14°16'47" West 75.438 feet to a point on a 247.000 foot radius tangent curve to the left, (radius bears South 75°43'13" East, Chord: South 02°54'04" East 145.922 feet); thence along the arc of said curve 148.132 feet through a central angle of 34°21'42"; thence South 20°04'55" East 170.187 feet to the point of terminus.

Contains: (approx. 456 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 3699.597 feet along the Section Line and West 3446.060 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South $77^{\circ}59'25''$ East 33.500 feet to the point of terminus.

Contains: (approx. 34 L.F.)

TERRAINE PLAT 3 - KID WATER EASEMENTS

PERIGEE CONSULTING
CIVIL • SURVEYAL • EROSION
1000 SOUTH 1000 WEST, SUITE 100
SALT LAKE CITY, UTAH 84119
TEL: 801.466.1000 FAX: 801.466.1001
WWW.PERIGEECONSULTING.COM

DATE: _____
TIME: _____
NETWORK: _____
PATH: _____
DWG NAME: _____
LAYOUT: _____
DESIGNER: _____
MGR: _____

SHEET NUMBER
JOB NUMBER
001724

SCALE 1"=200'

LEGEND

PROPOSED 10' WIDE WATER EASEMENT

