

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

14321301 B: 11536 P: 8466 Total Pages: 6  
12/05/2024 09:53 AM By: BGORDON Fees: \$0.00  
Rasheille Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
JOEL THOMPSON PO BOX 629 RIVERTON, UT 84065



**PARCEL I.D.#** 33-17-300-006-0000  
33-17-300-005-0000  
33-17-400-011-0000  
33-17-400-012-0000

**GRANTOR:** STAKER & PARSON COMPANIES  
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC  
**(South Hills Backbone West Segment)**  
Page 1 of 6

## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the South Half of Section 17, 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, 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: 71,868 square feet or 1.65 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 November, 2024.

GRANTOR(S)

STAKER & PARSON COMPANIES

By: 

Its: General Manager  
Title

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 20 day of November, 2024, personally appeared before me Chris Glincheta who being by me duly sworn did say that (s)he is the General Manager of STAKER & PARSON COMPANIES 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.

  
Notary Public

My Commission Expires: 12.28.2027

Residing in: Salt Lake



WASATCH SOUTH HILLS DEVELOPMENT CO., LLC

By: C. E. Martin

Its: PRESIDENT  
Title

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

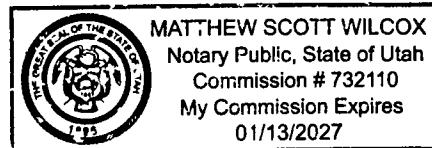
On the 12<sup>th</sup> day of November, 2024 personally appeared before me  
CRAIG MARTIN who being by me duly sworn did say that (s)he is the  
PRESIDENT of WASATCH SOUTH HILLS DEVELOPMENT CO., LLC a  
limited liability company, and that the within and foregoing instrument was duly authorized by the 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: UTAH



## Exhibit 'A'

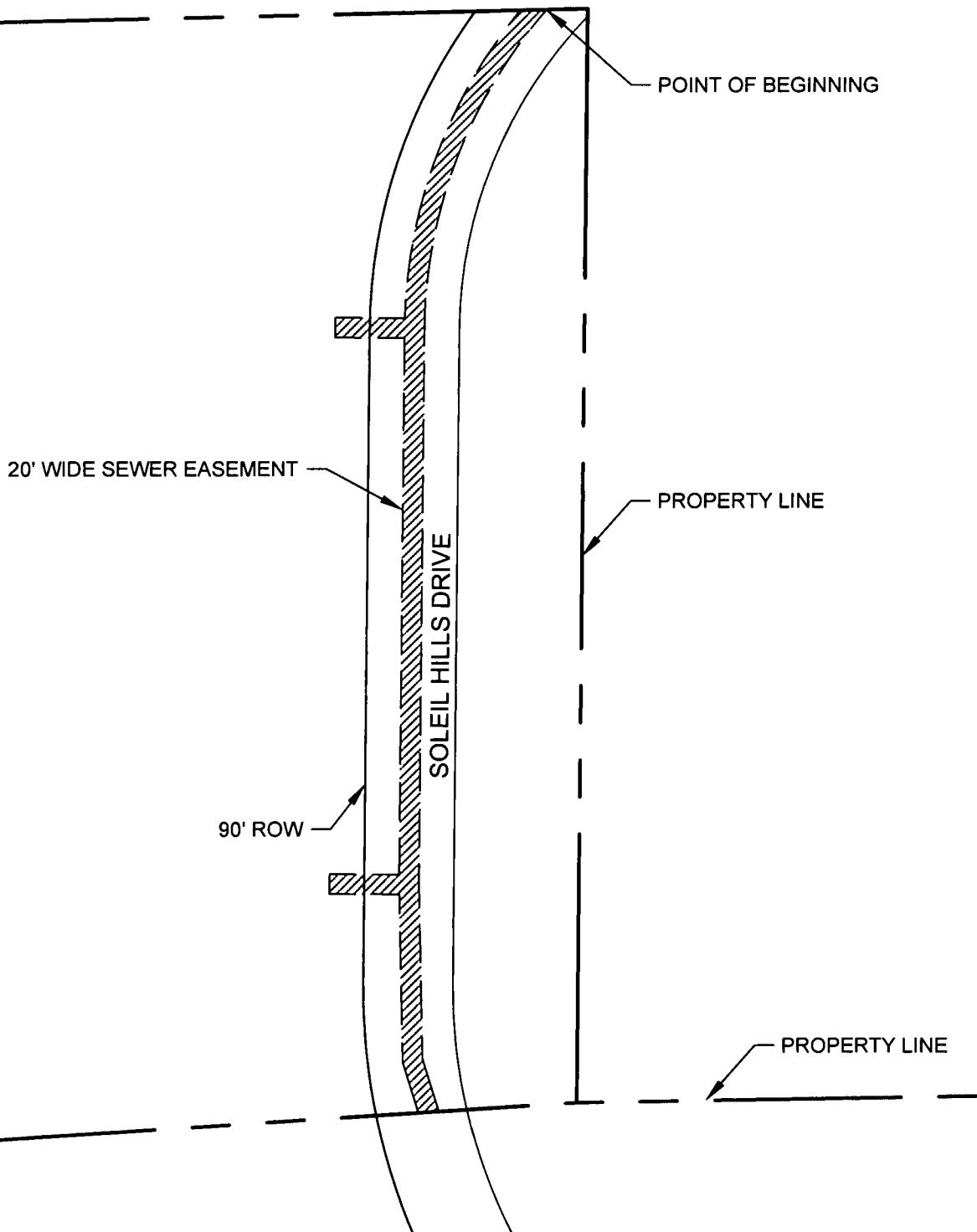
### South Sewer Legal

BEGINNING AT A POINT WHICH IS S61°50'13"E 2715.29 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN;; THENCE S17°06'47"E, A DISTANCE OF 158.17 FEET; THENCE S36°34'42"E, A DISTANCE OF 190.00 FEET; THENCE S43°27'23"W, A DISTANCE OF 36.44 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 35.17 FEET; THENCE S46°32'37"E, A DISTANCE OF 20.00 FEET; THENCE N43°27'23"E, A DISTANCE OF 71.75 FEET; THENCE S57°25'30"E, A DISTANCE OF 231.14 FEET; THENCE S79°25'09"E, A DISTANCE OF 223.44 FEET; THENCE N87°29'51"E, A DISTANCE OF 775.64 FEET; THENCE S87°11'26"E, A DISTANCE OF 101.27 FEET; THENCE S76°29'36"E, A DISTANCE OF 90.49 FEET; THENCE S18°50'53"W, A DISTANCE OF 74.02 FEET; THENCE S71°09'07"E, A DISTANCE OF 20.00 FEET; THENCE N18°50'53"E, A DISTANCE OF 73.58 FEET; THENCE S63°34'21"E, A DISTANCE OF 132.34 FEET; THENCE S48°25'13"E, A DISTANCE OF 153.64 FEET; THENCE N41°34'47"E, A DISTANCE OF 20.00 FEET; THENCE N48°25'13"W, A DISTANCE OF 156.30 FEET; THENCE N63°34'21"W, A DISTANCE OF 147.55 FEET; THENCE N76°29'36"W, A DISTANCE OF 104.47 FEET; THENCE N87°11'26"W, A DISTANCE OF 104.07 FEET; THENCE S87°29'51"W, A DISTANCE OF 774.27 FEET; THENCE N79°25'09"W, A DISTANCE OF 217.26 FEET; THENCE N57°25'30"W, A DISTANCE OF 223.30 FEET; THENCE N43°59'18"E, A DISTANCE OF 72.78 FEET; THENCE N46°00'42"W, A DISTANCE OF 20.00 FEET; THENCE S43°59'18"W, A DISTANCE OF 73.20 FEET; THENCE N36°34'42"W, A DISTANCE OF 183.17 FEET; THENCE N17°06'47"W, A DISTANCE OF 149.95 FEET; THENCE S86°21'45"W, A DISTANCE OF 20.57 FEET TO THE POINT OF BEGINNING. Containing 46,153.44 square feet or 1.0595 acres, more or less.

### North Sewer Legal

Beginning at a point which is S86°11'52"E 2499.99 FEET FROM THE west quarter corner of section 17, township 4 south range 1 west salt lake base and meridian; thence N88°45'17"E, a distance of 26.53 feet; thence Southerly along the arc of curve to the left a distance of 348.81 feet having a radius of 500.00 feet a central angle of 39°58'16" and chord bearing and distance of S20°50'17"W 341.78 feet;; thence along a line non-tangent to said curve, S00°31'26"W, a distance of 565.61 feet; thence S01°10'28"E, a distance of 176.58 feet; thence S17°06'47"E, a distance of 55.97 feet; thence S86°21'45"W, a distance of 20.57 feet; thence N17°06'47"W, a distance of 53.98 feet; thence N01°10'28"W, a distance of 169.82 feet; thence N89°28'37"W, a distance of 70.29 feet; thence N00°31'23"E, a distance of 20.00 feet; thence S89°28'37"E, a distance of 70.00 feet; thence N00°31'26"E, a distance of 542.88 feet; thence N89°28'37"W, a distance of 69.87 feet; thence N00°31'23"E, a distance of 20.00 feet; thence S89°28'37"E, a distance of 69.96 feet; thence Northerly along the arc of curve to the right a distance of 337.98 feet having a radius of 520.00 feet a central angle of 37°14'23" and chord bearing and distance of N20°14'41"E 332.06 feet; to the POINT OF BEGINNING.

Containing 25,714.54 square feet or 0.5903 acres, more or less.

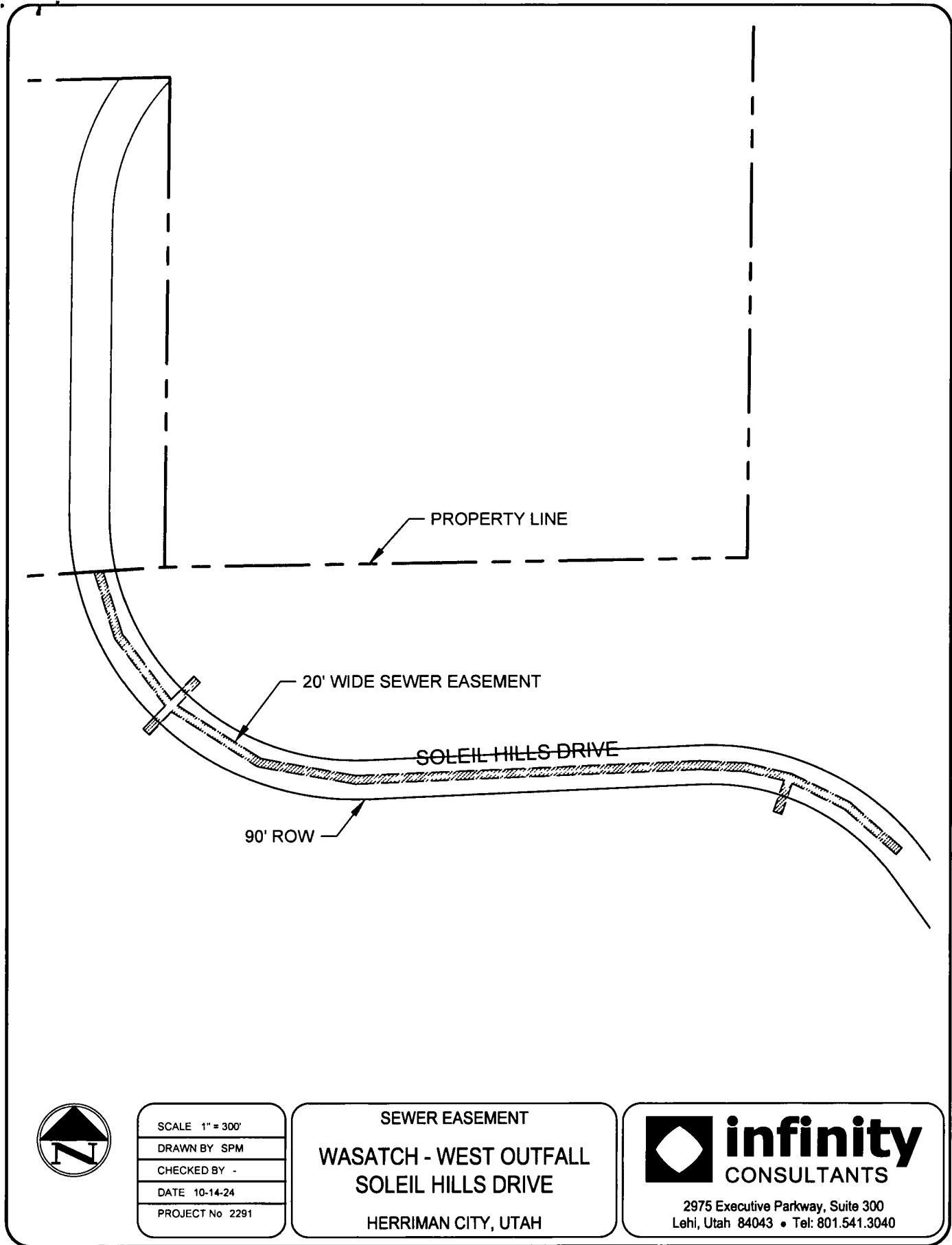


SCALE 1" = 150'  
DRAWN BY SPM  
CHECKED BY -  
DATE 10-14-24  
PROJECT No 2291

SEWER EASEMENT  
STAKER - WEST OUTFALL  
SOLEIL HILLS DRIVE  
HERRIMAN CITY, UTAH

**infinity**  
CONSULTANTS

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



SCALE 1" = 300'
DRAWN BY SPM
CHECKED BY -
DATE 10-14-24
PROJECT No 2291

SEWER EASEMENT  
WASATCH - WEST OUTFALL  
SOLEIL HILLS DRIVE  
HERRIMAN CITY, UTAH

 **infinity**  
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