

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

14340940 B: 11547 P: 2096 Total Pages: 6
01/29/2025 01:25 PM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 33-20-200-010-0000
33-17-400-011-0000
33-17-400-012-0000
33-17-300-005-0000
33-20-100-004-0000

**GRANTOR: WASATCH SOUTH HILLS DEVELOPMENT CO., LLC
STAKER AND PARSON COMPANIES
(South Hills Tank Road)**

Page 1 of 6

EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the South Half of Section 17 and the North Half of Section 20, 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: 59,219 square feet or 1.36 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

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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 21 day of JANUARY, 2025.

GRANTOR(S)

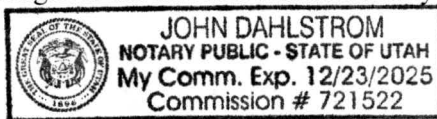
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC

By: Craig Martin

Its: PRESIDENT
Title

STATE OF UTAH)
)
:ss
COUNTY OF SALT LAKE)

On the 21st day of January, 2025, 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.



John Dahlstrom
Notary Public

My Commission Expires: 12/23/2025

Residing in: Salt Lake City, UT

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STAKER AND PARSON COMPANIES

By: [Signature]

Its: General Manager
Title

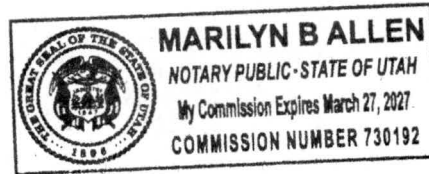
STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

On the 16th day of January, 2025, personally appeared before me Chris Ylincheta who being by me duly sworn did say that (s)he is the General Mgr. of **STAKER AND 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.

[Signature]
Notary Public

My Commission Expires: 3/27/27

Residing in: Utah



[Handwritten mark]

Exhibit 'A'

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°30'43"W 87.00 FEET FROM THE SOUTH QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N60°49'10"E, A DISTANCE OF 70.04 FEET; THENCE N72°21'28"E, A DISTANCE OF 149.20 FEET; THENCE N84°59'16"E, A DISTANCE OF 172.66 FEET; THENCE N87°27'13"E, A DISTANCE OF 278.70 FEET; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 244.00 FEET; THENCE S02°32'47"E, A DISTANCE OF 270.97 FEET; THENCE S24°18'27"E, A DISTANCE OF 63.24 FEET; THENCE S55°11'11"W, A DISTANCE OF 61.83 FEET; THENCE S34°48'49"E, A DISTANCE OF 20.00 FEET; THENCE N55°11'11"E, A DISTANCE OF 62.18 FEET; THENCE S47°41'44"E, A DISTANCE OF 89.65 FEET; THENCE S74°16'25"E, A DISTANCE OF 83.28 FEET; THENCE N87°49'21"E, A DISTANCE OF 304.04 FEET; THENCE N02°10'39"W, A DISTANCE OF 20.00 FEET; THENCE S87°49'21"W, A DISTANCE OF 300.89 FEET; THENCE N74°16'25"W, A DISTANCE OF 75.40 FEET; THENCE N47°41'44"W, A DISTANCE OF 90.83 FEET; THENCE N24°18'27"W, A DISTANCE OF 65.64 FEET; THENCE N02°32'47"W, A DISTANCE OF 267.12 FEET; THENCE N87°27'13"E, A DISTANCE OF 386.10 FEET; THENCE N86°18'06"E, A DISTANCE OF 282.57 FEET; THENCE N71°05'26"E, A DISTANCE OF 223.75 FEET; THENCE N55°35'41"E, A DISTANCE OF 147.80 FEET; THENCE N37°43'20"W, A DISTANCE OF 20.03 FEET; THENCE S55°35'41"W, A DISTANCE OF 143.92 FEET; THENCE S71°05'26"W, A DISTANCE OF 218.36 FEET; THENCE S86°18'06"W, A DISTANCE OF 279.70 FEET; THENCE S87°27'13"W, A DISTANCE OF 649.90 FEET; THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 279.13 FEET; THENCE S84°59'16"W, A DISTANCE OF 175.30 FEET; THENCE S72°21'28"W, A DISTANCE OF 153.43 FEET; THENCE S60°49'10"W, A DISTANCE OF 108.66 FEET; THENCE N89°28'20"E, A DISTANCE OF 41.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,366.35 SQUARE FEET OR 1.3170 ACRES, MORE OR LESS.

END OF DESCRIPTION.

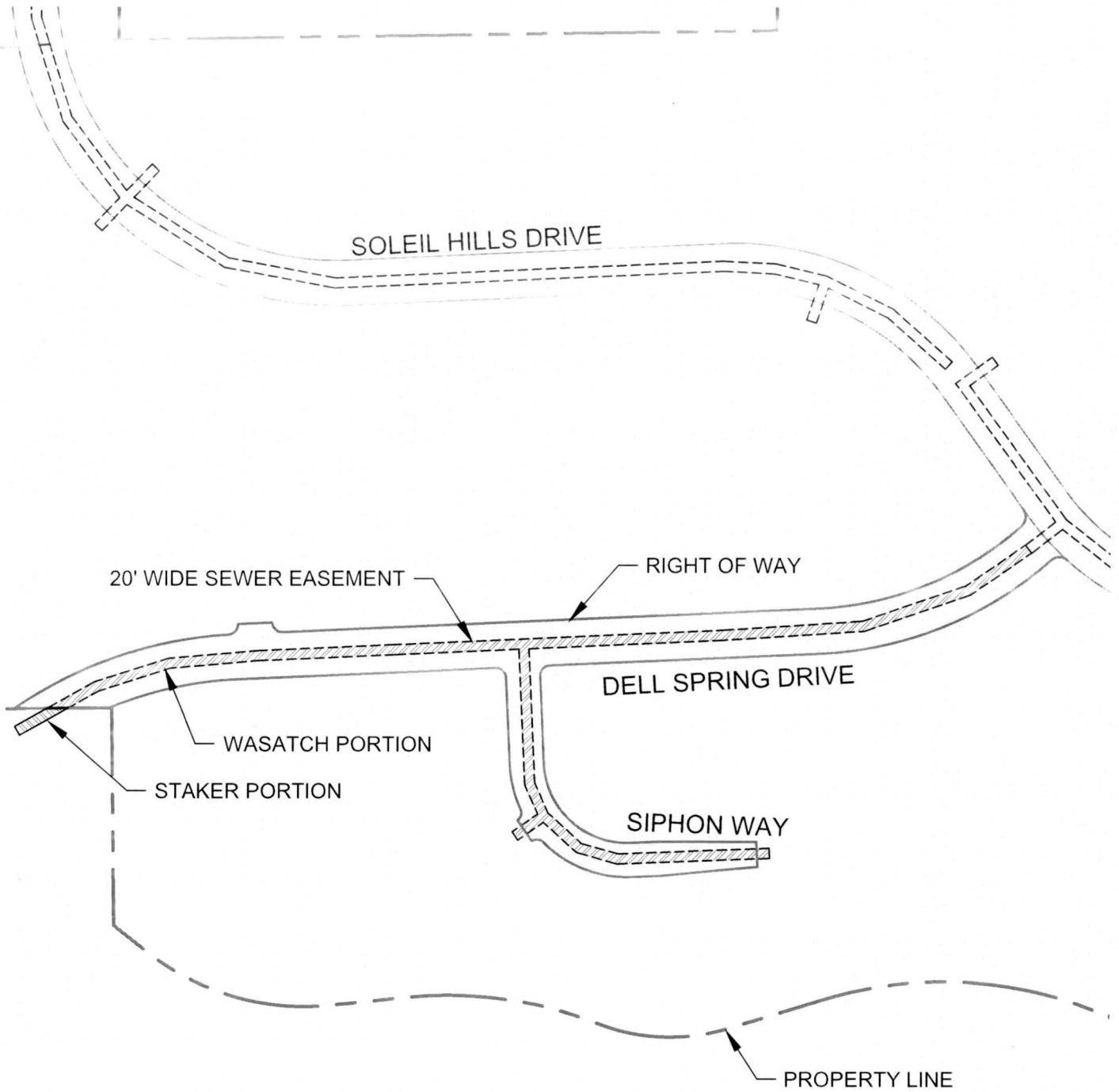
LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°30'43"W 87.00 FEET FROM THE SOUTH QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°28'20"W, A DISTANCE OF 41.71 FEET; THENCE S60°49'10"W, A DISTANCE OF 74.31 FEET; THENCE S29°10'50"E, A DISTANCE OF 20.00 FEET; THENCE N60°49'10"E, A DISTANCE OF 110.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,852.28 SQUARE FEET OR 0.0425 ACRES, MORE OR LESS.

END OF DESCRIPTION.





SCALE: 1" = 300'
DRAWN BY: SPM
CHECKED BY: -
DATE: 11-8-24
PROJECT No: 2291

SEWER EASEMENT

TANK ROAD CONNECTOR

HERRIMAN CITY, UTAH



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CONSULTANTS

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