

14347234 B: 11550 P: 5269 Total Pages: 9
02/14/2025 10:04 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

When Recorded Return to

Justin Lang
2134 E. Pheasant Way
Holladay, UT 84124

SEWER UTILITY EASEMENT

Justin Lang, the owner of the land in Exhibit "A" and Phillip J. Baum, Successor Trustee of the Phillip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25th, 2007 ("Phillip J. Baum"), the owner of the land in Exhibit "B" and Murray City Corporation, the owner of the land in Exhibit "C" "Grantors", does hereby convey and warrant to Ivory Development, LLC, a Utah limited liability company, the owner of the land in Exhibit "D", Grantee, its successor and assigns, for the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a perpetual right-of-way and easement for Sewer Utilities, including the right to lay, maintain, operate, repair, inspect, protect, install, remove and replace such Sewer utilities, hereinafter called the Facilities, insofar as they lie within the property of the GRANTORS, said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a portion of the GRANTOR'S land described as follows:

Justin Lang Portion:

A PART OF LOT 310, MAJESTIC VILLAGE PLAT "C", ENTRY NO. 9873546, SALT LAKE COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; AND RUNNING THENCE SOUTH 89°48'57" WEST 1048.16 FEET ALONG THE SECTION LINE BEING THE BASIS OF BEARING BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNERS OF SAID SECTION 11; AND NORTH 0°11'03" WEST 264.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 310 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 3°21'44" EAST 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 310, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOVER MEADOW DRIVE;
THENCE SOUTH 86°37'46" EAST 2.00 FEET ALONG SAID NORTHERLY LOT LINE AND SOUTHERLY RIGHT-OF-WAY LINE;
THENCE SOUTH 3°21'44" WEST 100.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 310;
THENCE NORTH 86°38'16" WEST 2.00 FEET ALONG SAID SOUTHERLY LOT LINE TO THE POINT OF BEGINNING.

Phillip J. Baum Portion:

A PART OF LOT 311, MAJESTIC VILLAGE PLAT "C", ENTRY NO. 9873546, SALT LAKE COUNTY RECORDER'S OFFICE, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; AND RUNNING THENCE SOUTH 89°48'57" WEST 1048.16 FEET ALONG THE SECTION LINE BEING THE BASIS OF BEARING BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNERS OF SAID SECTION 11; AND NORTH 0°11'03" WEST 264.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 311 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 86°38'16" WEST 8.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 311; THENCE NORTH 3°21'44" EAST 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 311 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLOVER MEADOW DRIVE;

THENCE SOUTH 86°38'16" EAST 8.00 FEET ALONG SAID NORTHERLY LOT LINE AND SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 311; THENCE SOUTH 3°21'44" WEST 100.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 311 TO THE SOUTHEASTERLY CORNER OF SAID LOT 311 AND THE POINT OF BEGINNING.

Murray City Corporation Portion:

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; AND RUNNING THENCE SOUTH 89°48'57" WEST 1046.82 FEET ALONG THE SECTION LINE BEING THE BASIS OF BEARING BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNERS OF SAID SECTION 11; AND NORTH 0°11'03" WEST 253.48 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 86°57'08" WEST 10.00 FEET;
THENCE NORTH 3°21'44" EAST 10.65 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 311, MAJESTIC VILLAGE PLAT "C", ENTRY NO. 9873546, SALT LAKE COUNTY RECORDER'S OFFICE;
THENCE SOUTH 86°38'16" EAST 10.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 311 PROJECTED;
THENCE SOUTH 3°21'44" WEST 10.60 FEET TO THE POINT OF BEGINNING.

Portions of Tax Parcel No's 21-11-481-003 & 21-11-481-004 & 21-11-481-015

TO HAVE AND TO HOLD the same unto the said GRANTEES, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress in said GRANTEES, its officers, employees, representatives, agents, and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities. During construction periods, GRANTEES and its agents may use such portions of GRANTOR'S property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. **The contractor performing work shall restore all property through which the traverses, to as near its original condition as is reasonably possible.**

GRANTOR shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEES, provided such use shall not interfere with the Facilities or with the collection and conveyance of sewage through said Facilities, or any other rights granted to the GRANTEES hereunder.

GRANTOR shall not build or construct of permit to be built or constructed over and across said right-of-way, any building or other improvement nor change the contour thereof without the written consent of GRANTEES. This right-of-way, and easement grant shall run with the land and shall be binding upon and inure the benefit of the successors and assigns of the GRANTOR and successors and assigns of the GRANTEES, and may be assigned in whole or in part by GRANTEES.

IN WITNESS WHEREOF, the GRANTOR has executed this grant of easement this 6 day of January, 2025.

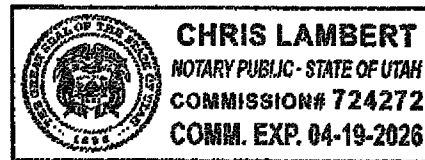
February

GRANTORS:

the Phillip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25th, 2007

Phillip J. Baum
Phillip J. Baum, Successor Trustee

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



Subscribed and sworn to before me by Phillip J. Baum, Successor Trustee of the Phillip J. Baum and Donna C. Baum Revocable Trust under agreement dated October 25th, 2007, on this 6 day of January, 2025.

FEBRUARY

[Signature]
Notary Public

Executed this 6 day of *February* December, *2024* 2025

Justin Lang

See Counter Signature

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

Subscribed and sworn to before me by Justin Lang, on this ____ day of January, 2025.

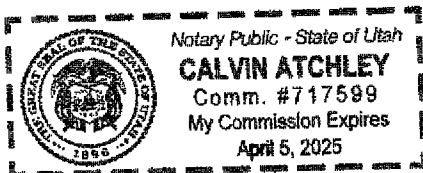
Notary Public

Murray City Corporation

By: *Brett A. Hales*
It's: _____

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

Subscribed and sworn to before me by Brett A. Hales the
Mayor of Murray City Corporation, on this 29th day of January, 2025.



Calvin Atchley
Notary Public

Justin Lang



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

Subscribed and sworn to before me by Justin Lang, on this 17 day of December, 2024.

Chris Lambert
Notary Public

Murray City Corporation

By: _____
It's: _____

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

Subscribed and sworn to before me by _____ the
_____ of Murray City Corporation, on this ____ day of December, 2024.

Chris Lambert
Notary Public

Countersigned

Exhibit "A"

LOT 310, MAJESTIC VILLAGE PLAT "C", according to the official plat thereof, recorded in office of the County recorder of Salt Lake County, Utah.

Tax Parcel No. 21-11-481-004

Exhibit "B"

LOT 311, MAJESTIC VILLAGE PLAT "C", according to the official plat thereof, recorded in office of the County recorder of Salt Lake County, Utah.

Tax Parcel No. 21-11-481-003

Exhibit "C"

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MURRAY CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; AND RUNNING THENCE SOUTH 89°48'57" WEST 889.07 FEET ALONG THE SECTION LINE; AND NORTH 0°11'03" WEST 244.57 FEET TO A POINT ON THE WESTERLY LINE OF LOT 509, MAJESTIC VILLAGE PLAT 'E' SUBDIVISION, ENTRY NO. 3059129, SALT LAKE COUNTY RECORDER'S OFFICE TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 86°57'08" WEST 532.12 FEET;
THENCE SOUTH 6°54'54" EAST 41.89 FEET TO A POINT ON THE EASTERLY LINE OF COMMON AREA LOT, CHESTNUT PLACE CONDOMINIUM PHASE 1, ENTRY NO. 4053428, SALT LAKE COUNTY RECORDER'S OFFICE;

THENCE NORTH 29°00'03" WEST 63.78 FEET ALONG SAID EASTERLY LINE TO A POINT ON THE SOUTHERLY LINE OF LOT 315, MAJESTIC VILLAGE PLAT 'C' SUBDIVISION, ENTRY NO. 2973546;
THENCE SOUTH 86°38'16" EAST 558.77 FEET ALONG THE SOUTHERLY LINE OF SAID MAJESTIC VILLAGE PLAT 'C' SUBDIVISION TO A POINT ON THE WESTERLY LINE OF LOT 509, MAJESTIC VILLAGE PLAT 'E' SUBDIVISION, ENTRY NO. 3059129, SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 3°21'44" WEST 9.73 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

Tax Parcel No. 21-11-481-009

Exhibit "D"

A part of the Southeast Quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Murray City, Salt Lake County, Utah, more particularly described as follows:

Commencing at the Southeast Corner of said Section 11; and running thence South 89°48'57" West 873.41 feet along the section line; and North 0°11'03" West 86.69 feet to a point on the northerly right-of-way line of 5300 South Street being a point on a non-tangent curve and the true point of beginning; thence along said northerly right-of-way the following three (3) courses: (1) southwesterly 203.72 feet along the arc of a 2764.80 foot radius curve to the right through a central angle of 4°13'18" and a long chord bearing South 84°20'04" West 203.67 feet to a point of non-tangency; (2) North 80°51'01" West 320.68 feet; and (3) South 66°49'06" West 6.36 feet to a point on the easterly line of Common Area of Chestnut Place Condominium Phase 1, Entry No. 4053428, Salt Lake County Recorder's Office; thence North 8°30'00" West 117.45 feet along said easterly line of said common area line; thence North 6°54'54" West 41.89 feet; thence South 86°57'08" East 532.12 feet to a point on the westerly line of Lot 509, Majestic Village Plat 'E' Subdivision, Entry No. 3059129, Salt Lake County Recorder's Office; thence along the westerly and southerly lines of said 509 the following two (2) courses: (1) South 3°21'44" West 6.13 feet; and (2) South 86°38'16" East 15.72 feet; thence South 0°18'52" East 150.79 feet to a point on the northerly right-of-way line of said 5300 South Street and the point of beginning.

Tax Parcel No. 21-11-481-016