

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah 84118

14403754 B: 11582 P: 5338 Total Pages: 6  
06/30/2025 02:43 PM By: mpalmer Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: KEARNS IMPROVEMENT DISTRICT  
5350 WEST 5400 SOUTH KEARNS, UT 84118



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

### **SEWER 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 **SEWER 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 sewer 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 Sewer 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.**

Signed and delivered this 12 day of JUNE, 2025.

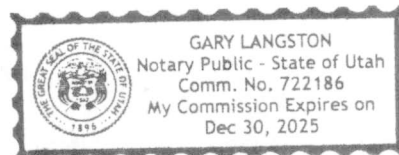
**WOOD RANCH DEVELOPMENT LLC,**  
**a Utah limited liability company**

Ty McCutcheon  
By: Ty McCutcheon  
Its: Manager

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

On this 12 day of JUNE, 2025, 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.

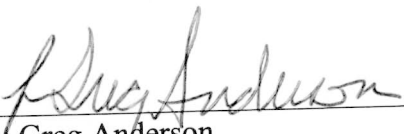
Gary Langston  
NOTARY PUBLIC



My Commission Expires: 12/30/2025  
Residing in UTAH CO., UTAH

**KEARNS IMPROVEMENT DISTRICT**

ATTEST

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

By: Kara Lutz  
Name: Kara Lutz  
Title: Director of Administrative Services

Dated: June 30, 2025

**Exhibit 'A'**

**TERRAINE PLAT 4 - KID  
SEWER EASEMENTS**

**(Line 1)**

A twenty (20) foot wide sanitary sewer 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 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:

Beginning at a point that lies North 00°06'38" West 3918.964 feet along the Section Line and West 1020.628 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 00°49'50" East 25.000 feet to the point of terminus.

Contains: (approx. 25 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer 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 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:

Beginning at a point that lies North 00°06'38" West 3918.912 feet along the Section Line and West 1148.725 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 05°24'33" West 25.001 feet to the point of terminus.

Contains: (approx. 25 L.F.)

**(Line 3)**

A twenty (20) foot wide sanitary sewer 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 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:

Beginning at a point that lies North 00°06'38" West 3849.809 feet along the Section Line and West 3671.836 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 09°01'50" West 34.336 feet to the point of terminus.

Contains: (approx. 34 L.F.)

**(Line 4)**

A twenty (20) foot wide sanitary sewer 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 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:

Beginning at a point that lies North 00°06'38" West 4752.445 feet along the Section Line and West



3793.492 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $72^{\circ}32'58''$  West 25.031 feet to the point of terminus.

Contains: (approx. 25 L.F.)

**(Line 5)**

A twenty (20) foot wide sanitary sewer 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 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:

Beginning at a point that lies North  $00^{\circ}06'38''$  West 4860.826 feet along the Section Line and West 3827.145 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South  $85^{\circ}32'35''$  West 72.144 feet; thence South  $72^{\circ}43'07''$  West 22.500 feet to the point of terminus.

Contains: (approx. 95 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer 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 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:

Beginning at a point that lies North  $00^{\circ}06'38''$  West 5103.577 feet along the Section Line and West 3464.943 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $28^{\circ}42'40''$  West 11.526 feet; thence North  $43^{\circ}35'18''$  West 22.500 feet to the point of terminus.


Contains: (approx. 34 L.F.)

XREFS:



**LEGEND**  
[Hatched Box] PROPOSED 20' WIDE SEWER EASEMENT

SCALE 1"=200'

<b>JOB NUMBER</b> 00724	<b>DATE:</b> _____ <b>TIME:</b> _____	 <b>PERIGEE CONSULTING</b> CIVIL • STRUCTURAL • SURVEY	<b>TERRAINE PLAT 4 - KID SEWER EASEMENTS</b>
	<b>NETWORK:</b> _____		
	<b>PATH:</b> _____		
	<b>DWG NAME:</b> _____		
	<b>LAYOUT:</b> _____		
<b>DESIGNER:</b> _____ <b>MGR:</b> _____	<b>6000 SOUTH 1900 WEST, SUITE 100</b> SALT LAKE CITY, UT 84119 TEL: 801.466.0004 FAX: 801.466.0005	<b>WEST JORDAN, UT 84008</b> WWW.PERIGEECONSULTING.COM	