

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District
5350 West 5400 South
Kearns, Utah 84118

14403755 B: 11582 P: 5344 Total Pages: 5
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: 20-28-200-009

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.

Signed and delivered this 12 day of JUNE, 2025.

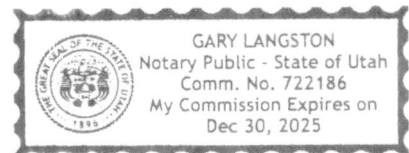
WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company

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.

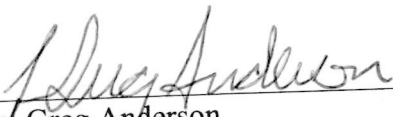
Gary Langston
NOTARY PUBLIC

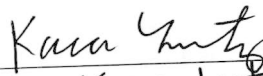


My Commission Expires: 12/30/2025
Residing in UTAH CO., UTAH

KEARNS IMPROVEMENT DISTRICT

ATTEST

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

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

Dated: June 30, 2025

Exhibit 'A'

**TERRAINE PLAT 4
WATERLINE EASEMENTS**

(Line 1)

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 1175.000 foot radius non tangent curve to the right, (radius bears North $82^{\circ}40'42''$ West, Chord: South $07^{\circ}56'24''$ West 25.359 feet), said point lies North $00^{\circ}06'38''$ West 3848.977 feet along the Section Line and West 3657.829 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 25.360 feet through a central angle of $01^{\circ}14'12''$ to the point of beginning.

Contains: (approx. 25 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 506.000 foot radius non tangent curve to the left, (radius bears South $01^{\circ}56'54''$ East, Chord: South $86^{\circ}19'21''$ West 30.537 feet), said point lies North $00^{\circ}06'38''$ West 4873.492 feet along the Section Line and West 3829.536 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 30.542 feet through a central angle of $03^{\circ}27'30''$ to the point of beginning.

Contains: (approx. 31 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 492.000 foot radius non tangent curve to the right, (radius bears North $89^{\circ}59'33''$ East, Chord: North $04^{\circ}38'48''$ East 79.843 feet), said point lies North $00^{\circ}06'38''$ West 4966.365 feet along the Section Line and West 3799.569 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 79.931 feet through a central angle of $09^{\circ}18'30''$ to the point of beginning.

Contains: (approx. 80 L.F.)



LEGEND

 PROPOSED 10' WIDE WATER EASEMENT

SCALE 1"=200'



SHEET NUMBER
00724

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



**PERIGEE
CONSULTING**
CIVIL • STRUCTURAL • SURVEY

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**TERRAINE PLAT 4 - KID
WATER EASEMENTS**