

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

14413988 B: 11588 P: 3394 Total Pages: 4
07/25/2025 10:32 AM By: tpham Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-33-326-005-0000

26-33-326-003-0000

GRANTOR: IVORY LAND CORPORATION

(Hidden Oaks Pod 18 Phase 1)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 33, Township 3 South, Range 2 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, a perpetual right-of-way and easement 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 right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 16,621 square feet or 0.38 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 right-of-way and easement 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 this right-of-way and easement is 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 this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant 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 this right-of-way and Easement this 25 day of June, 2025.

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Secretary
Title

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

On the 25 day of June, 2025, personally appeared before me Kevin Anglescu who being by me duly sworn did say that (s)he is the Secretary of IVORY LAND CORPORATION 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: 5-30-2026

Residing in: Salt Lake

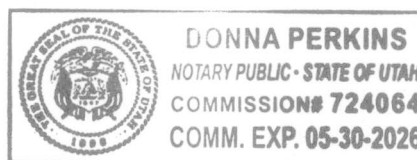


Exhibit 'A'

SEWER EASEMENT DESCRIPTION

Located in the Southeast 1/4 of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N0°45'09"W 2087.72 feet along the Section line and N89°14'51"E 1485.13 feet from the Southwest Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence S73°27'48"E 20.00 feet; thence S16°32'12"W 295.03 feet; thence S55°18'24"W 40.40 feet; thence S00°15'50"W 219.50 feet; thence S38°25'41"E 36.99 feet; thence N89°58'59"E 335.51 feet; thence S00°01'01"E 20.00 feet; thence S89°58'59"W 345.18 feet; thence N38°25'41"W 53.68 feet; thence N00°15'50"E 236.95 feet; thence N55°18'24"E 43.79 feet; thence N16°32'12"E 287.99 feet to the point of beginning.

Less and excepting therefrom any portion lying within Herriman Main Street.

Contains: 16,621 square feet±

WEST 1/4 CORNER OF
SECTION 33, T3S, R2W, SLB&M
FOUND SALT LAKE COUNTY
2.5" FLAT BRASS MONUMENT



26-33-326-005
IVORY LAND CORPORATION

32 33
BASIS OF BEARING MEASURED: N0°45'09"W 2,646.86'
(RECORD ARP); N0°43'35"W 2647.55'
ALONG SECTION LINE
2087.72' (TIE)
32 33
5 4

26-32-400-008
SALT LAKE COUNTY

SOUTHWEST CORNER OF
SECTION 33, T3S, R2W, SLB&M
FOUND SALT LAKE COUNTY
2.5" FLAT BRASS MONUMENT

POINT OF
BEGINNING

FEMA ZONE A

S73°27'48"E
20.00'

N89°14'51"E
1485.13' (TIE)

N16°32'12"E 287.99'
S16°32'12"W 295.03'

16,621 SQUARE FEET±

N55°18'24"E
43.79'

BROWN OAK LANE

S55°18'24"W
40.40'

N0°15'50"E
236.95'

1801 1802 1803
S0°15'50"W
219.50'

HERRIMAN MAIN STREET

1804

S38°25'41"E
36.99'

N89°58'59"E 335.51'

S0°01'01"E
20.00'

N38°25'41"W
53.68'

S89°58'59"W
345.18'

BROWN OAK LANE
(VARIABLE WIDTH)

1805

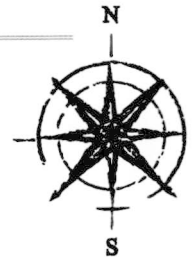
1809 1808 1807

1806

HIDDEN OAKS POD 18



AREA WITHIN HERRIMAN MAIN STREET
2,328.98 SQUARE FEET±



SEWER EASEMENT

SOUTHWEST CORNER OF SECTION 33, T3S, R2W, SLB&M
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

Date Created: 5/28/25
Scale: NTS
Drawn: KR
Job: 22-0227
Sheet: 1