

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

14413993 B: 11588 P: 3416 Total Pages: 4
07/25/2025 10:32 AM By: tpham Fees: \$0.00
Rasheile Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 27-31-100-037-0000

GRANTOR: HENRIE JOHN

(Henrie Lane Subdivision)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 31, Township 3 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, 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: 7,549 square feet or 0.173 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 23 day of June, 2025.

GRANTOR(S)

HENRIE JOHN

Owner

STATE OF UTAH)

:ss.

COUNTY OF Salt Lake)

On the 23 day of June, 2025, personally appeared before me **HENRIE JOHN** who being duly sworn, did say that he/she/they is/are the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

T. Denette Burge
Notary Public

My Commission Expires: 02-06-2027

Residing in: Salt Lake County

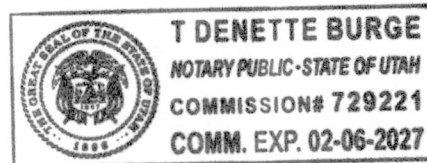


Exhibit 'A'

Henrie Lane Subdivision

Sanitary Sewer Easement

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Sunday Drive, said point being South 89°31'31" West 129.38 feet along the section line from the Center of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said Center of Section 31 being South 89°31'38" East 2,656.83 feet from the West Quarter Corner of said Section 31; and running

thence North 89°31'38" West 368.23 feet;

thence North 00°28'22" East 20.50 feet;

thence South 89°31'38" East 368.23 feet to said westerly right-of-way line;

thence South 00°28'29" West 20.50 feet along said westerly right-of-way line to the point of beginning.

Contains 7,549 Square Feet or 0.173 Acres

SUNDAY DRIVE

PAUL AND KRISTY DUTSON
27-31-100-035

LOT 1

LOT 2

LOT 3

HENRIE VIEW COURT

SANITARY SEWER
EASEMENT

PROPERTY RESERVE
27-31-400-024



PROJECT NUMBER
11411

PRINT DATE
2023-03-14

PROJECT MANAGER
JKF

DESIGNED BY
KFW

1 OF 1

HENRIE LANE SUBDIVISION

12995 SOUTH SUNDAY DRIVE
RIVERTON, UTAH
SANITARY SEWER EASEMENT EXHIBIT



LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
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