

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

14423143 B: 11593 P: 4415 Total Pages: 5  
08/15/2025 01:04 PM By Jattermann Fees \$0.00  
Rashelle Hobbs Recorder, Salt Lake County, Utah  
Return To JORDAN BASIN IMPROVEMENT DISTRICT  
C/O JOEL THOMPSON PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 27-24-354-008-0000  
27-24-354-007-0000  
GRANTOR: IVORY DEVELOPMENT LLC  
DRAPE CITY  
(Big Willow Creek Phase 5)  
Page 1 of 5

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 24, 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: 21,943 square feet or 0.504 acres

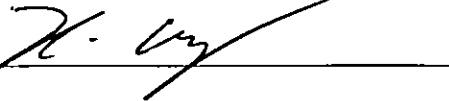
TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, 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 27<sup>th</sup> day of June, 2025.

GRANTOR(S)

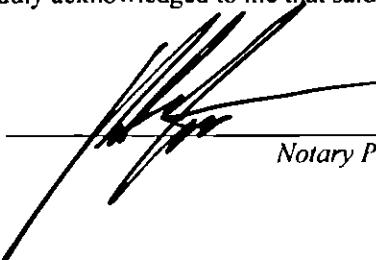
IVORY DEVELOPMENT LLC

By: 

Its. Secretary  
*Kevin Anghesey*  
Title

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 27<sup>th</sup> day of June, 2025, personally appeared before me KEVIN ANGHESEY who being by me duly sworn did say that (s)he is the Secretary of IVORY DEVELOPMENT LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same

  
Notary Public

My Commission Expires: 01-14-2026

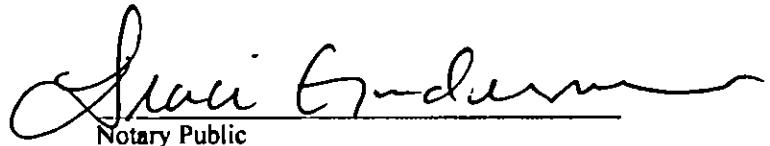
Residing in: SALT LAKE COUNTY



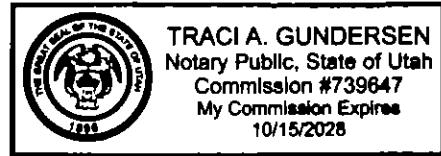
  
for the City of Draper

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

On the 29<sup>th</sup> day of June, 2025, personally appeared before me  
Troy Whipple, who being duly sworn, did say that he/she is the  
Mayor, of the City of Draper, a governmental entity, and that said instrument  
was signed in behalf of the city by authority of its City Council and acknowledged to me that the City  
executed the same.



Notary Public

My Commission Expires: 10-15-2028Residing in: SLCO

## Exhibit 'A'

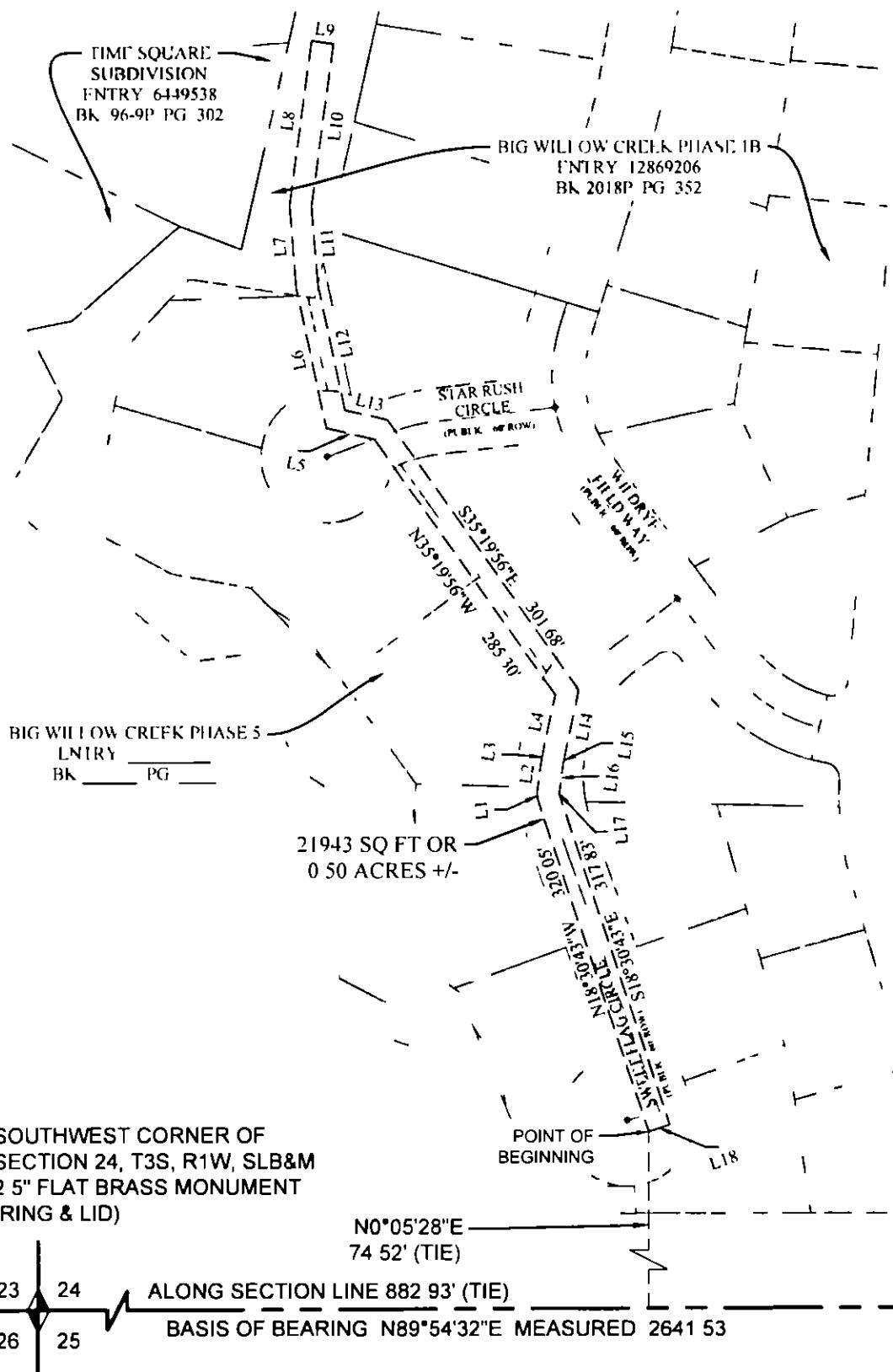
**LEGAL DESCRIPTION  
PREPARED FOR  
BIG WILLOW CREEK PHASE 5  
DRAPER, UTAH  
(05/21/2025)  
24-0110  
(GWS)**

### **SEWER EASEMENT LEGAL DESCRIPTION**

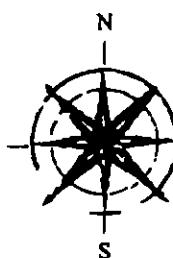
A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in Draper City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located N89°54'32"E 882.93 feet along the Section line and N0°05'28"E 74.52 from the Southwest Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence N18°30'43"W 320.05 feet; thence N05°48'56"W 6.43 feet; thence N07°53'29"E 29.56 feet, thence N09°51'28"E 5.46 feet; thence N11°51'18"E 54.74 feet; thence N35°19'56"W 285.30 feet, thence N77°10'00"W 44.59 feet; thence N12°14'54"W 131.43 feet; thence N04°41'14"W 74.13 feet; thence N07°33'00"E 150.57 feet; thence S82°27'00"E 20.00 feet; thence S07°33'00"W 148.43 feet; thence S04°41'14"E 70.67 feet; thence S12°14'54"E 117.38 feet; thence S77°10'00"E 39.52 feet; thence S35°19'56"E 301.68 feet; thence S11°51'18"W 63.13 feet; thence S09°51'28"W 4.77 feet, thence S07°53'29"W 26.81 feet; thence S05°48'56"E 1.81 feet; thence S18°30'43"E 317.83 feet, thence S71°29'17"W 20.00 feet to the point of beginning.

Contains 21,943 square feet±



Line Table		
LINE	DIRECTION	LENGTH
L1	N05°48'56"W	6 43
L2	N07°53'29"E	29 56
L3	N09°51'28"E	5 46
L4	N11°51'18"E	54 74
L5	N77°10'00"W	44 59
L6	N12°14'54"W	131 43
L7	N04°41'14"W	74 13
L8	N07°33'00"E	150 57
L9	S82°27'00"E	20 00
L10	S07°33'00"W	148 43
L11	S04°41'14"E	70 67
L12	S12°14'54"E	117 38
L13	S77°10'00"E	39 52
L14	S11°51'18"W	63 13
L15	S09°51'28"W	4 77
L16	S07°53'29"W	26 81
L17	S05°48'56"E	1 81
L18	S71°29'17"W	20 00



SOUTHWEST CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
2 5" FLAT BRASS MONUMENT  
(RING & LID)

23 24 ALONG SECTION LINE 882 93' (TIE)  
26 25 BASIS OF BEARING N89°54'32"E MEASURED 2641 53

SOUTH 1/4 CORNER OF  
SECTION 24, T3S, R1W,  
SLB&M  
2 5" FLAT BRASS  
MONUMENT

# FOCUS

**SEWER EASEMENT  
LOCATED IN THE SW 1/4 OF  
SECTION 24, T3S, R1E,  
SALT LAKE BASE & MERIDIAN**

Am. Crossed  
80.00 100.00  
Walt NTS  
GWS  
24-0110  
Sheet