

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

14434361 B: 11595 P: 8233 Total Pages: 4  
09/10/2025 09:48 AM By: dsalazar 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.# 28-29-452-032-0000

28-29-452-031-0000

GRANTOR: IVORY DEVELOPMENT, LLC  
(Bainbridge Subdivision Phase 2)

Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 29, 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: 16,310 square feet or 0.374 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 19th day of August, 2025.

GRANTOR(S)

IVORY DEVELOPMENT, LLC

By: [Signature]

Its: Secretary  
Title

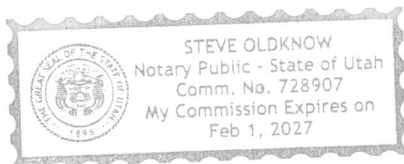
STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

On the 19th day of AUGUST, 2025, personally appeared before me Kevin Anglescy 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.

[Signature]  
Notary Public

My Commission Expires: FEB 01, 2027

Residing in: SALT LAKE COUNTY



## **Exhibit 'A'**

**LEGAL  
DESCRIPTION  
PREPARED FOR  
BAINBRIDGE  
PHASE 2 DRAPER  
CITY, UTAH 8-1-  
2025  
23-0416  
EE**

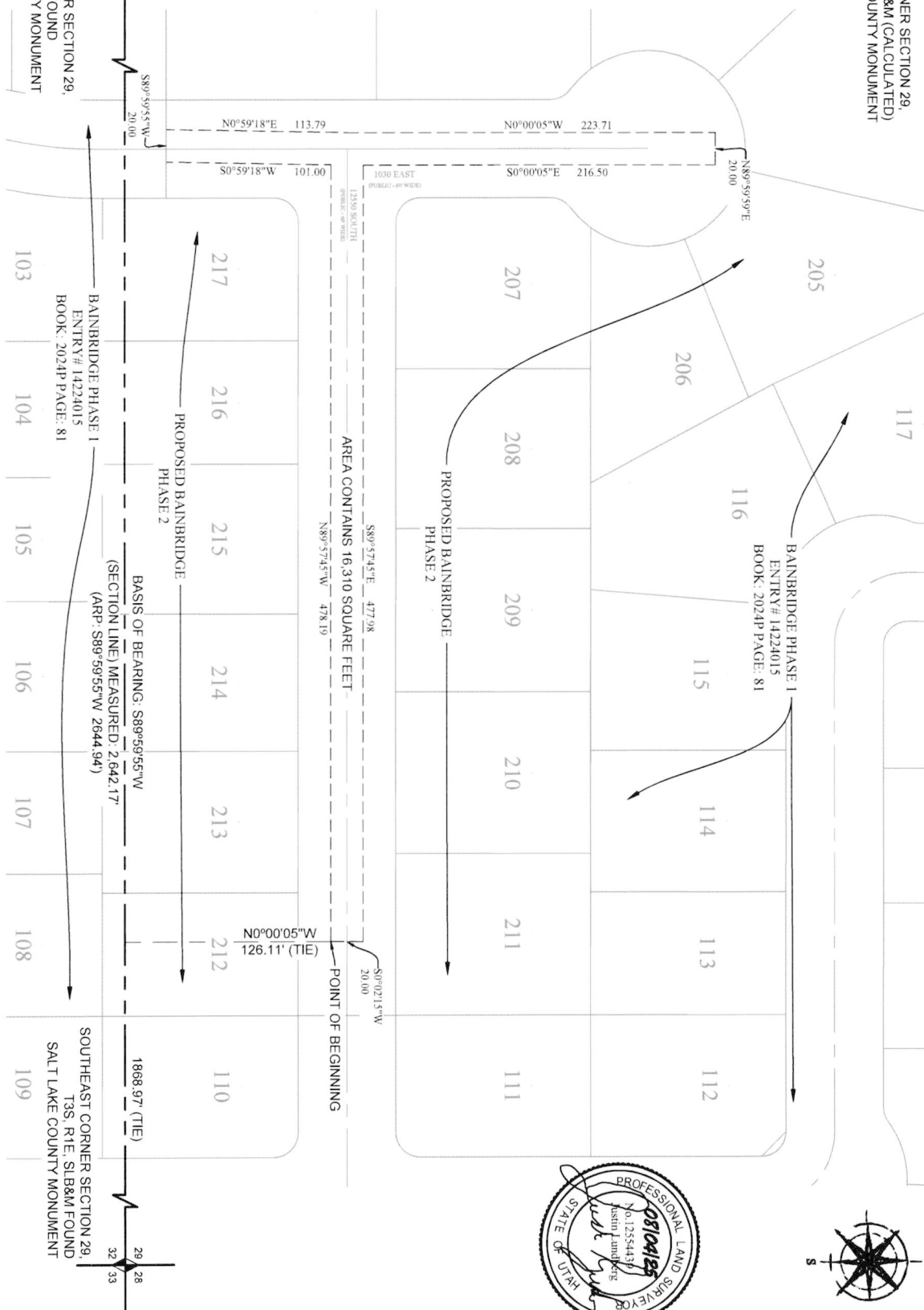
### ***JBID SEWER EASEMENT***

Located in the Southeast 1/4 of Section 29, 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 S89°59'55"W 1868.97 feet along the Section line and N0°00'05"W 126.11 feet from the Southeast Corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; running thence N89°57'45"W 478.19 feet; thence S00°59'18"W 101.00 feet; thence S89°59'55"W 20.00 feet; thence N00°59'18"E

113.79 feet; thence N00°00'05"W 223.71 feet; thence N89°59'59"E 20.00 feet; thence S00°00'05"E 216.50 feet; thence S89°57'45"E 477.98 feet; thence S00°02'15"W 20.00 feet to the point of beginning.

Contains 16,310 Square Feet +/-



**JBID SEWER EASEMENT EXHIBIT**  
LOCATED IN THE SE 1/4 OF SECTION 29, T3S, R1E, SLB&M  
DRAPER CITY, SALT LAKE COUNTY, UTAH

