

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District
5350 West 5400 South
Kearns, Utah 84118

14443077 B: 11604 P: 8805 Total Pages: 6
09/30/2025 11:52 AM By: tpham 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: 20-28-200-011-4001, 20-28-200-011-4002, 20-28-200-012, 20-28-200-015-4001

SEWER EASEMENT

WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, LLC, a Utah limited liability company (collectively and hereinafter referred to as "Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, 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 SEWER 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].

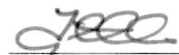
The Easement herein granted is for the following purpose: installation, repair, removal, replacement, operation and maintenance of one or more sewer lines and any appurtenances connected thereto (the "Facilities").

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 Sewer 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 3 day of SEPTEMBER, 2025.

WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company



By: Ty McCutcheon
Its: Manager

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

On this 3 day of SEPTEMBER, 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.

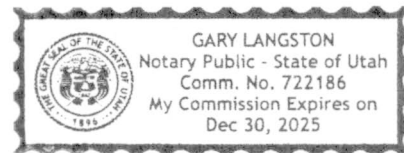

NOTARY PUBLIC

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

Herman G. Haas
Herman G. Haas

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


NOTARY PUBLIC

**KEARNS IMPROVEMENT DISTRICT**

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

By: James Woodruff
Name: James Woodruff
Title: District Engineer

Dated: 9-29-2015

Exhibit 'A'

**TERRAINE PLAT 5 - KID
SEWER EASEMENTS**

(Line 1)

A twenty (20) foot wide sanitary sewer 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 ten (10) 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 that lies North $00^{\circ}06'38''$ West 5059.901 feet along the Section Line and West 4012.824 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North $55^{\circ}19'16''$ West 52.620 feet to the point of terminus.

Contains: (approx. 53 L.F.)

(Line 2)

A twenty (20) foot wide sanitary sewer 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 ten (10) 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 that lies North $00^{\circ}06'38''$ West 4746.774 feet along the Section Line and West 4205.224 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South $68^{\circ}52'59''$ West 53.009 feet to the point of terminus.

Contains: (approx. 53 L.F.)

(Line 3)

A twenty (20) foot wide sanitary sewer 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 ten (10) 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 that lies North $00^{\circ}06'38''$ West 3492.727 feet along the Section Line and West 4510.287 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North $79^{\circ}59'48''$ West 25.000 feet to the point of terminus.

Contains: (approx. 25 L.F.).

(Line 4)

A twenty (20) foot wide sanitary sewer 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 ten (10) 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 that lies North $00^{\circ}06'38''$ West 3465.382 feet along the Section Line and West

4499.189 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South $07^{\circ}59'44''$ West 25.004 feet to the point of terminus.

Contains: (approx. 25 L.F.)

(Line 5)

A twenty (20) foot wide sanitary sewer 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 ten (10) 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 that lies North $00^{\circ}06'38''$ West 3108.572 feet along the Section Line and West 4053.199 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South $38^{\circ}34'20''$ West 8.708 feet; thence South $29^{\circ}35'38''$ West 22.500 feet to the point of terminus.

Contains: (approx. 31 L.F.)

(Line 6)

A twenty (20) foot wide sanitary sewer 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 ten (10) 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 that lies North $00^{\circ}06'38''$ West 2955.661 feet along the Section Line and West 3825.073 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South $42^{\circ}42'10''$ West 20.955 feet; thence South $37^{\circ}26'31''$ West 22.500 feet to the point of terminus.

Contains: (approx. 43 L.F.)

N:\00724 Wood Ranch\Survey\Exhibit\Plat 5\2024-04-02 00724 WR Plat 5 Offsite Sewer Easements-KID.dwg 4/5/2024 10:56:11 AM DWG To PDF p.3




LEGEND

PROPOSED 20' WIDE SEWER EASEMENT

SCALE 1"=250'



JOB NUMBER 00724	DATE: _____ TIME: _____	 PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY	TERRAINE PLAT 5 - KID SEWER EASEMENTS
	NETWORK: _____		
	PATH: _____		
	DWG NAME: _____		
	LAYOUT: _____		
DESIGNER: _____ MGR: _____	3009 SOUTH 1800 WEST, SUITE 100 BOULEVARD, BOULDER, CO 80501 801.628.0004 TEL. 801.680.0811 FAX	WEST JORDAN, UT 84086 WWW.PERIGEECIVIL.COM	