

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 SOUTHKEARNS, UT 84118



WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah 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

**G & N WOOD PROPERTIES, LLC,  
a Utah limited liability company**

Harold G. Wood  
P. M. G. W. 1

By: Norma G. Wood  
Its: Manager

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

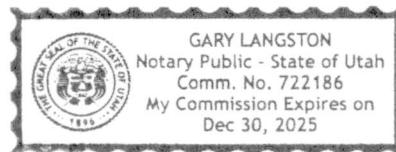
On this 4 day of SEPTEMBER, 2025, personally appeared before me Norma G. Wood, who being duly sworn did say that she is the Manager of G & N Wood Properties, L.L.C., a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

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**NOTARY PUBLIC**

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



## KEARNS IMPROVEMENT DISTRICT

ATTEST

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

By: J. Woolsey  
Name: James Woolsey  
Title: District Engineer

Dated: 9-25-2025

**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°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°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°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°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°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°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°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°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°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°34'20" West 8.708 feet; thence South 29°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°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°42'10" West 20.955 feet; thence South 37°26'31" West 22.500 feet to the point of terminus.

Contains: (approx. 43 L.F.)

