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

14446458 B: 11606 P: 9204 Total Pages: 5
10/07/2025 12:33 PM By: csummers 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.# 26-34-301-008-0000
GRANTOR: IVORY LAND CORPORATION
(Hidden Oaks Pod 10 Phase 1 and 2)
Page 1 of 5

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 34, Township 3 South, Range 2 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: 11,092 square feet or 0.25 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 3 day of OCT, 2025.

GRANTOR(S)

IVORY LAND CORPORATION

By: *W. Ang*

Its: Kevin Anglesey, Secretary
Title

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the 3 day of October, 2025 personally appeared before me
Kevin Anglesey *Secretary* who being by me duly sworn did say that (s)he is the
of IVORY LAND CORPORATION a corporation, and that the
foregoing instrument was signed in behalf of said corporation by authority of its bylaws or by a resolution of
its Board of Directors; and acknowledged to me that said corporation executed the same.

Donna Perkins
Notary Public

My Commission Expires: 5-30-2026

Residing in: Salt Lake

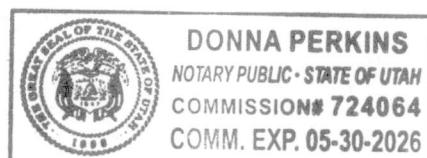


Exhibit 'A'

**LEGAL DESCRIPTION
PREPARED FOR
HIDDEN OAKS POD 10 PHASE 1
HERRIMAN CITY, UTAH**

09/09/25

24-0041

LH



JBID EASEMENT DESCRIPTION

A part of the Northwest Quarter Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°53'28"E 1444.66 feet along the Section line and N00°06'32"E 3839.60 feet from the Southwest Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N00°13'18"W 10.42 feet; thence N89°56'18"W 20.00 feet; thence N00°13'18"W 9.49 feet; thence N89°48'30"E 401.05 feet; thence S89°49'05"E 164.09 feet; thence S00°10'55"W 20.00 feet; thence N89°49'05"W 164.03 feet; thence S89°48'30"W 380.98 feet to the point of beginning.

Containing 11,092 square feet or 0.25 acres +/-.

OLYMPIA RANCH, LLC
PARCEL ID: 26-34-100-009

1016 1017 1018 1019 1020 1021 1022 1023 1024 1025

HIDDEN OAKS POD 10
PHASE 1 & 2
PROPOSED SUBDIVISION

CONTAINS
11,092 sqft or
0.25 acres +/-

N0°13'18"W 9.49'

N89°48'30"E 401.05'

S89°49'05"E 164.09'

164.03'

S0°10'37"W 20.00'

STERLING OAK DRIVE

(PUBLIC - 53' WIDE ROW)

N0°13'18"W 10.42'

S89°48'30"W 380.98'

N89°49'05"W 164.03'

POINT OF
BEGINNING

033 1032 1031 1030 1029 1028 1027 1026

N89°56'18"W 20.00'

PROPOSED 20' SEWER
EASEMENT

20' SEWER EASEMENT
BOOK:11291 PAGE:160
ENTRY NO. 13862571

HIDDEN OAKS POD 10
PHASE 1 & 2
PROPOSED SUBDIVISION

N00°06'32"E 3839.60'(TIE)

BOARD OF EDUCATION OF
JORDAN SCHOOL DISTRICT
PARCEL ID: 26-34-176-002



33 34
4 3

SOUTHWEST CORNER OF
SECTION 34, T3S, R2W, SLB&M
FOUND SALT LAKE COUNTY
2.5" FLAT BRASS MONUMENT

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

JBID EASEMENT
LOCATED IN THE NW 1/4 OF SECTION 34
T3S, R2W, SALT LAKE BASE & MERIDIAN
HERRIMAN, SALT LAKE COUNTY, UTAH

Date Created: 09/09/2025
Scale: NTS
Drawn: LH
Job: 24-0041
Sheet: 1 OF 1