

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

14446462 B: 11606 P: 9224 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.# 26-34-176-003-0000
26-34-301-008-0000

GRANTOR: PERRY DEVELOPMENT, LLC
IVORY LAND CORPORATION
(Hidden Oaks Pod 10 Phase 3)

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: 23,006 square feet or 0.528 acres

For the avoidance of doubt, the foregoing uses shall include the active use of the sewer transmission structures, including the transmission of sewage through the structures. 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 2 day of September, 2025.

GRANTOR(S)


PERRY DEVELOPMENT, LLC

By:

Its: _____
Title _____

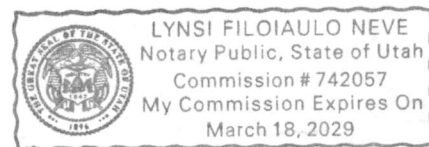
STATE OF UTAH)
)
) ss
COUNTY OF SALT LAKE)

On the 2 day of September, 2025, personally appeared before me William O Perry II who being by me duly sworn did say that (s)he is the MANAGER of PERRY 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 **Error!**
 Bookmark not defined.
 L. J. Fucina

My Commission Expires: 3/18/2029

Residing in: Salt Lake County, UT



IVORY LAND CORPORATION

By: [Signature]

Its: Secretary
Title

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 16 day of September, 2025, personally appeared before me
Kevin Angleson who being by me duly sworn did say that (s)he is the
Secretary 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.

[Signature]
Notary Public

My Commission Expires: 5-30-2026

Residing in: Salt Lake

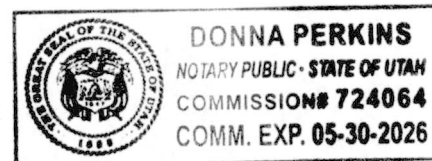


Exhibit 'A'

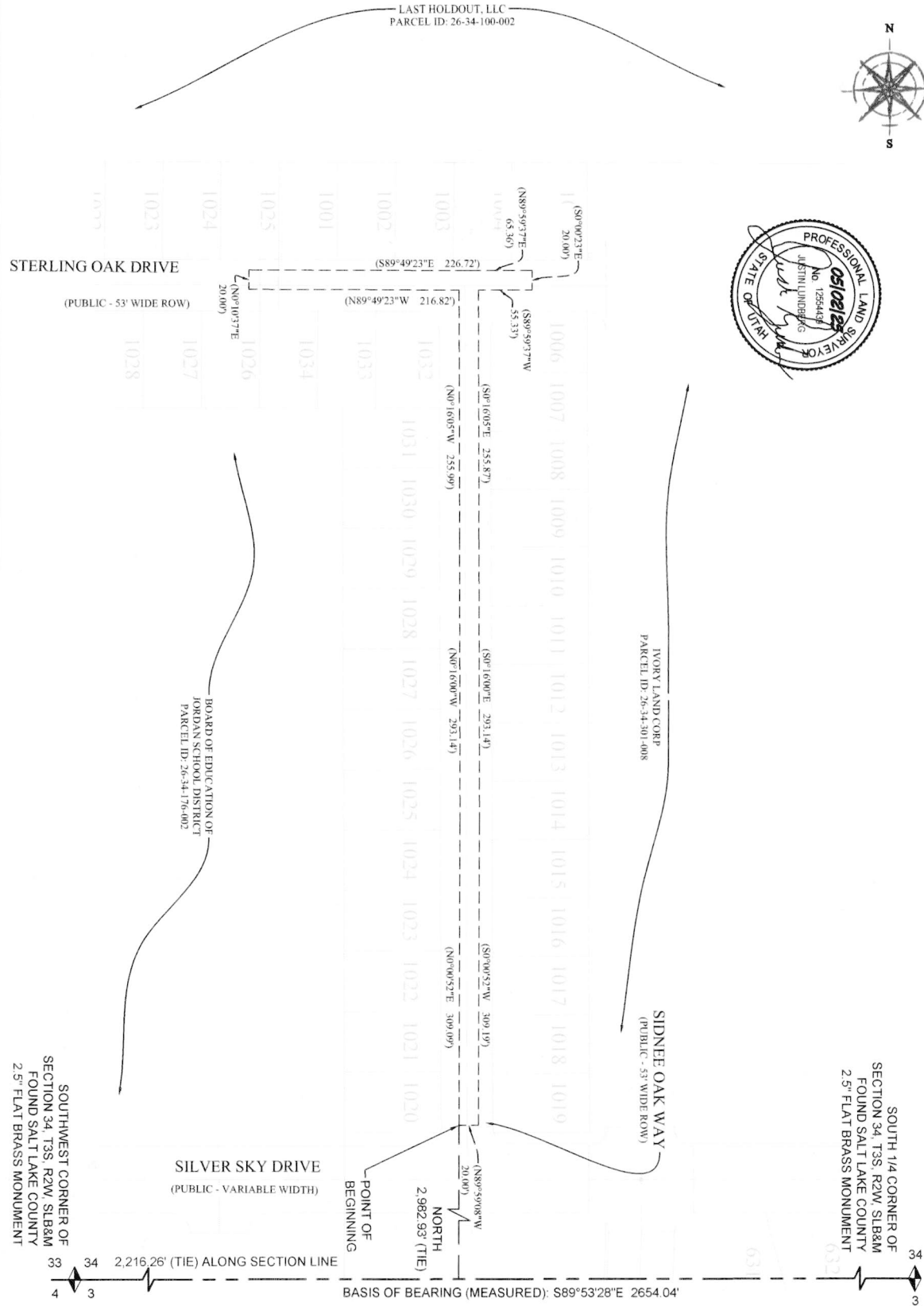
**LEGAL DESCRIPTION
PREPARED FOR
JBID EASEMENT EXHIBIT
HIDDEN OAKS POD 10 PHASE 3
HERRIMAN CITY, UTAH
04/30/2025
22-0374
(PA)**

JBID EASEMENT EXHIBIT BOUNDARY DESCRIPTION

A part of the Northwest Quarter of 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 2216.26 feet along the section line and North 2982.93 feet from the Southwest Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence N00°00'52"E 309.09 feet; thence N00°16'00"W 293.14 feet; thence N00°16'05"W 255.99 feet; thence N89°49'23"W 216.82 feet; thence N00°10'37"E 20.00 feet; thence S89°49'23"E 226.72 feet; thence N89°59'37"E 65.36 feet; thence S00°00'23"E 20.00 feet; thence S89°59'37"W 55.33 feet; thence S00°16'05"E 255.87 feet; thence S00°16'00"E 293.14 feet; thence S00°00'52"W 309.19 feet; thence N89°59'08"W 20.00 feet to the point of beginning.

Containing 23,006 square feet +/-



Drawn by	J.B. Dwyer
Checked by	J.B. Dwyer
Date	10/15/12
Scale	AS SHOWN
Sheet	1 OF 1

JBID EASEMENT EXHIBIT

HIDDEN OAKS POD 10 PHASE 3

WEST QUARTER OF SECTION 34, T3S, R2W, S1B&M
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

