

When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

12246048  
3/24/2016 12:11:00 PM \$17.00  
Book - 10414 Pg - 2578-2581  
Gary W. Ott  
Recorder, Salt Lake County, UT  
PROVO LAND TITLE COMPANY  
BY: eCASH, DEPUTY - EF 4 P.

**PARCEL ID.#** 33-14-300-005, 33-14-300-008

**GRANTOR:** Mt. Jordan Limited Partnership  
(Iron Horse Plat B)

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## EASEMENTS

Twenty (20) foot wide sanitary sewer easements located in the East Half of Section 14, Township 4 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 South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, perpetual rights-of-way and easements 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 rights-of-way and easements, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 0.46 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 rights-of-way and easements 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 these rights-of-way and easements are 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 these rights-of-way and easements nor change the contour thereof without the written consent of GRANTEE. These rights-of-way and easement grants 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 these rights-of-way and Easements this 23<sup>rd</sup> day of March, 2016.

GRANTOR(S)

Mt. Jordan Limited Partnership

By: G. Lyn Kimball  
Owner

Its: General Partner  
Title

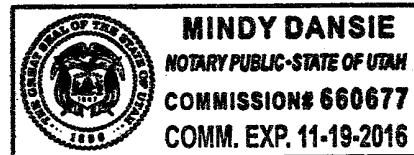
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 23 day of March, 2016, personally appeared before me G. Lyn Kimball who being by me duly sworn did say that (s)he is the General Partner of **Mt. Jordan Limited Partnership**, a limited partnership, and that the foregoing instrument was duly authorized at a lawful meeting held by authority of its bylaws and signed in behalf of said limited partnership.

Mindy Dansie  
Notary Public

My Commission Expires: 11-19-2016

Residing in: S.L. County



**Exhibit 'A'**

LEGAL DESCRIPTION  
PREPARED FOR  
***SOUTH VALLEY SEWER DISTRICT***  
BLUFFDALE, UTAH  
Job No. 10-0405  
(March 17, 2016)

**NORTH 20' SEWER EASEMENT, IRON HORSE, PLAT "B"**

Located in the East 1/2 of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point located S89°46'54"W along the section line 1455.08 feet and South 2309.57 feet from the Northeast Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence S43°26'58"W 20.00 feet; thence N46°54'27"W 24.56 feet; thence S42°59'05"W 182.34 feet; thence N44°51'15"W 20.01 feet; thence N42°59'05"E 192.56 feet; thence N53°54'05"E 106.67 feet; thence S36°05'55"E 20.00 feet; thence S53°54'05"W 93.63 feet; thence S46°54'27"E 22.61 feet to the point of beginning.

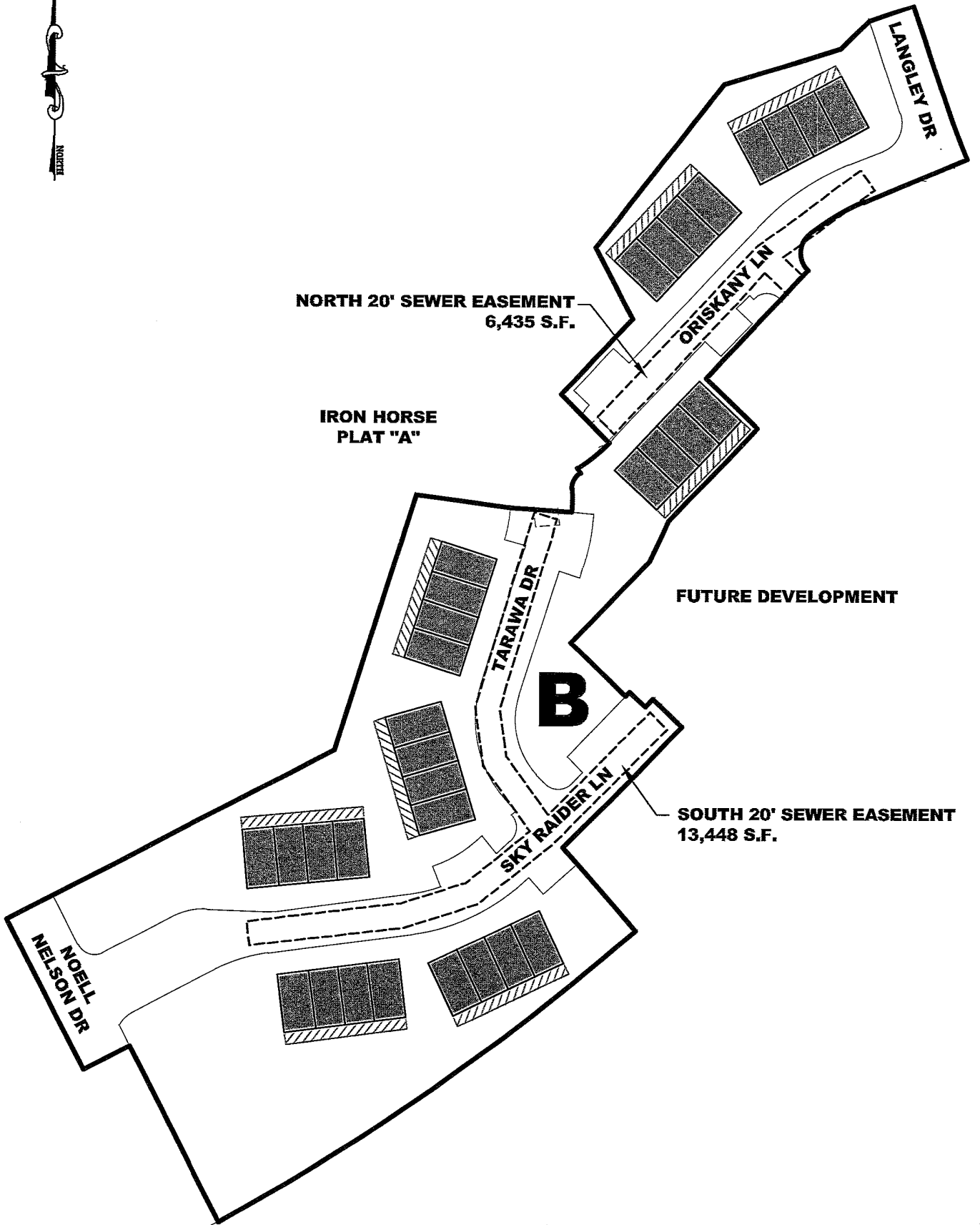
Contains: ±6,435 s.f.

**SOUTH 20' SEWER EASEMENT, IRON HORSE, PLAT "B"**

Located in the East 1/2 of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point located S89°46'54"W along the section line 1657.75 feet and South 2510.16 feet from the Northeast Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence S16°34'34"W 163.30 feet; thence S8°05'07"E 39.87 feet; thence S35°59'31"E 59.46 feet; thence N44°43'17"E 119.27 feet; thence S45°16'43"E 20.00 feet; thence S44°43'17"W 131.62 feet; thence S51°17'56"W 81.97 feet; thence S72°21'34"W 62.10 feet; thence S83°18'23"W 130.16 feet; thence N6°41'37"W 20.00 feet; thence N83°18'23"E 128.24 feet; thence N72°21'34"E 56.46 feet; thence N51°17'56"E 68.14 feet; thence N35°59'31"W 66.65 feet; thence N8°05'07"W 49.21 feet; thence N16°34'34"E 167.67 feet; thence S73°25'26"E 20.00 feet to the point of beginning.

Contains: ±13,448 s.f.



**NORTH 20' SEWER EASEMENT  
6,435 S.F.**

**IRON HORSE  
PLAT "A"**

**FUTURE DEVELOPMENT**

**B**

**SOUTH 20' SEWER EASEMENT  
13,448 S.F.**

**IRON HORSE, PLAT "B"  
SEWER EASEMENT EXHIBIT**