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3/15/2019 2:31:00 PM \$18.00
Book - 10761 Pg - 133-137
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:
Big Willow Irrigation Company
8400 Danish Road
Sandy, UT 84093

Tax Parcel Nos.: 22-35-151-037
22-35-151-003
22-35-151-002

PIPELINE EASEMENT

For good and valuable consideration, Ivory Development, LLC, a Utah Limited Liability Company at 978 Woodoak Lane, SLC, UT 84117 hereby grants to Big Willow Irrigation Company ("Big Willow"), a Utah corporation, Grantee, its successors and assigns, at 8400 Danish Road, UT 84093, a perpetual underground pipeline and easement ("Easement") containing the pipeline within the real property situated in the County of Salt Lake, State of Utah, described as follows:

SEE ATTACHED EXHIBIT 'A'

Big Willow is granted the right to operate and maintain the pipeline in a manner consistent with Utah law. Pursuant to Utah Code § 73-1-15, it is unlawful to encroach upon this Easement or to interfere with any of the water system located thereon. It is unlawful for any person to place or maintain any obstruction in, or change the water flow of, the water system located in the Easement. It is unlawful for any person or entity to place or maintain in place within the described easement any obstruction (such as any pavement, posts, vaults, structures, sheds, fencing and other improvements) that may impede Big Willow's ability to operate, maintain, or repair its pipeline. Big Willow shall have the right to remove (but with no obligation to replace), any such obstructions from within the described Easement.

This Easement is to provide record notice to the public of (1) the location of the Easement, and (2) Big Willow's rights, privileges and interests in the Easement. Any questions about this Easement shall be directed to Big Willow at the address above.

In witness whereof this instrument has been executed by the Grantor this 13TH day of March, 2019.

GRANTOR:

IVORY DEVELOPMENT, LLC

By: 

Kevin Anglesey, Secretary

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

On this 13th day of March 2019, personally appeared before me Kevin Anglesey, who duly acknowledged to me that he is the Secretary of Ivory Development, LLC and duly authorized to execute the foregoing Easement on its behalf, and did so voluntarily for its stated purpose.

My Commission Expires:

01-10-2022


Notary Public

Residing at:

SALT LAKE COUNTY

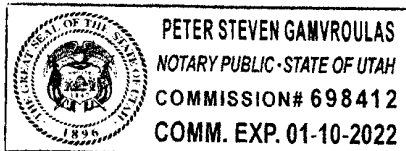


EXHIBIT A

EXHIBIT 'A'

COMMENCING AT THE NORTHWEST CLOSING CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CLOSING CORNER BEING A FOUND BRASS CAP MONUMENT; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION N89°56'40"E 209.83 FEET; THENCE DEPARTING SAID NORTH LINE S00°00'00"E 1,679.70 FEET TO THE POINT OF BEGINNING;

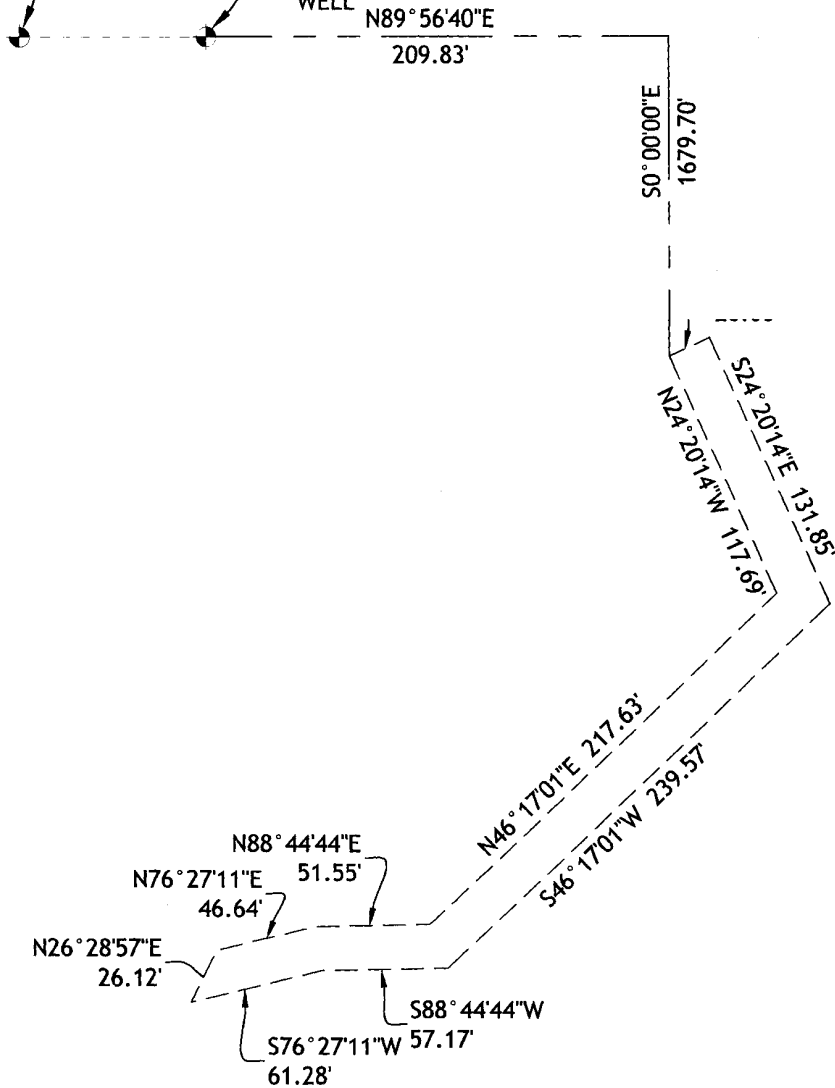
THENCE N65°39'46"E 20.00 FEET; THENCE S24°20'14"E 131.85 FEET; THENCE S46°17'01"W 239.57 FEET; THENCE S88°44'44"W 57.17 FEET; THENCE S76°27'11"W 61.28 FEET; THENCE N26°28'57"E 26.12 FEET; THENCE N76°27'11"E 46.64 FEET; THENCE N88°44'44"E 51.55 FEET; THENCE N46°17'01"E 217.63 FEET; THENCE N24°20'14"W 117.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.212 ACRES OR 9,233 SQUARE FEET IN AREA

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SOUTHWEST CORNER SECTION 26 (CLOSING CORNER)
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SLBM
FOUND STANDARD BRASS CAP IN MONUMENT
WELL

NORTHWEST CORNER SECTION 35 (CLOSING CORNER)
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SLBM
FOUND STANDARD BRASS CAP IN MONUMENT
WELL



SCALE: 1" = 80'



WATSON HOLLOW BIG WILLOW IRRIGATION EASEMENT

DATE:
MARCH 2019

FIGURE:
1 OF 1