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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: TSA, DEPUTY - WI 4 P.

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

PARCEL I.D.# 27-22-276-051, 27-22-276-010, 27-22-276-052  
GRANTOR: IVORY LAND CORPORATION  
GLORIA B. LARSEN  
(BINGHAM COURT SEWER)  
Page 1 of #4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast Quarter of Section 22, Township 3 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, 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: 35,062.68 SQUARE FEET OR 0.805 ACRES IN AREA

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 13<sup>TH</sup> day of FEBRUARY, 2020.

GRANTOR(S)

*Ivory Land Corporation*

By: *M. May*

Its: *Secretary*  
Title

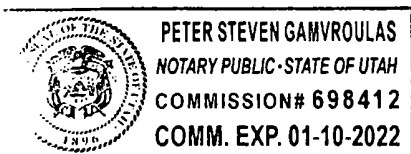
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 13<sup>TH</sup> day of FEBRUARY, 2020, personally appeared before me KEVIN ANGLESEY 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: 01-10-2022

Residing in: SALT LAKE COUNTY



## Exhibit 'A'




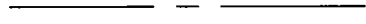



### BINGHAM COURT SEWER EASEMENT

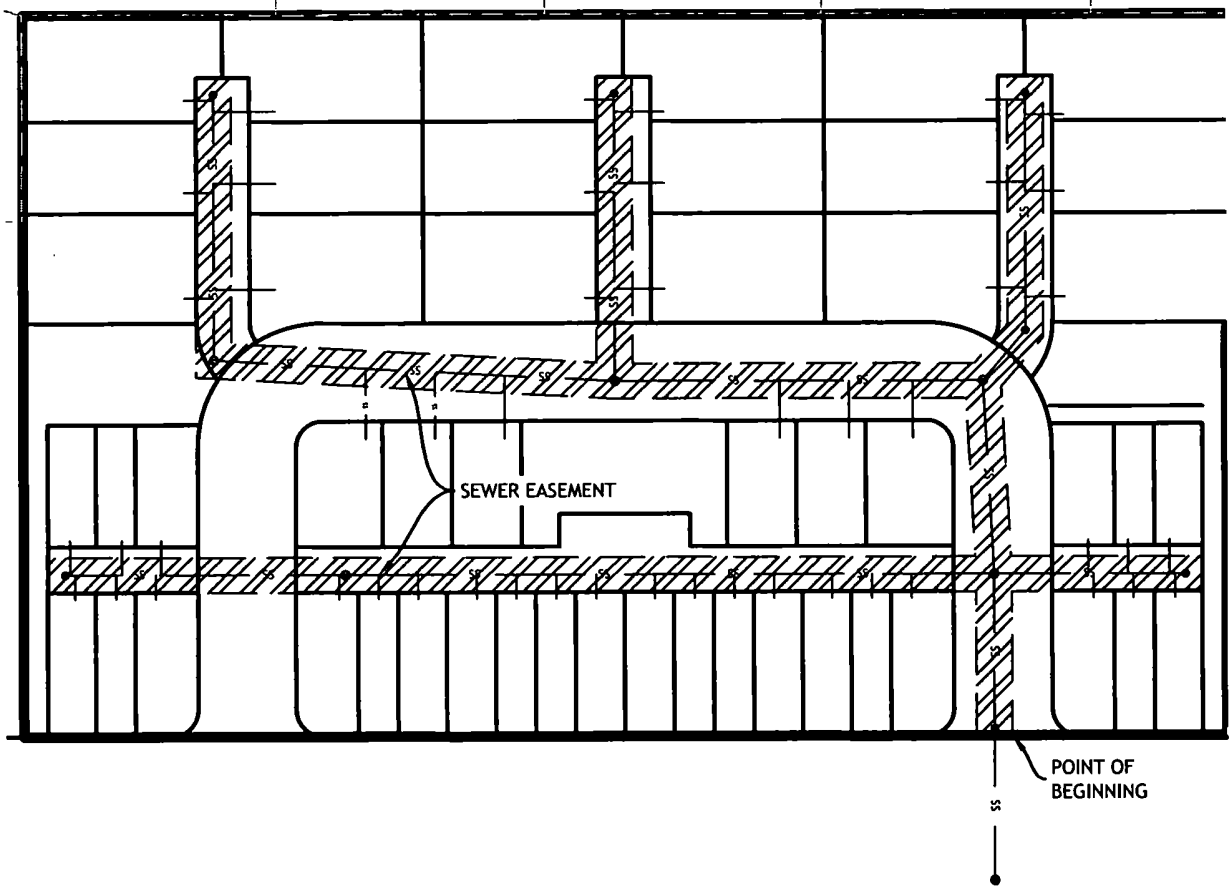
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 11400 SOUTH THAT IS N89°56'45"W 555.48 FEET ALONG THE SECTION LINE AND N00°00'00"E 46.65 FEET FROM A BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°57'58"W 20.00 FEET ALONG SAID 11400 SOUTH RIGHT-OF-WAY; THENCE N0°03'15"E 80.10 FEET; THENCE N89°56'45"W 353.85 FEET; THENCE N89°56'42"W 167.48 FEET; THENCE N00°03'18"E 20.00 FEET; THENCE S89°56'42"E 167.48 FEET; THENCE S89°56'45"E 353.29 FEET; THENCE N03°03'27"W 88.88 FEET; THENCE N89°56'45"W 197.13 FEET; THENCE N86°56'53"W 235.10 FEET; THENCE N00°04'20"E 169.46 FEET; THENCE S89°55'40"E 20.00 FEET; THENCE S00°04'20"W 150.47 FEET; THENCE S86°56'53"E 205.32 FEET; THENCE N00°03'20"E 161.46 FEET; THENCE S89°56'40"E 20.00 FEET; THENCE S00°03'20"W 162.00 FEET; THENCE S89°56'45"E 191.72 FEET; THENCE N40°31'20"E 28.55 FEET; THENCE N00°03'30"E 140.48 FEET; THENCE S89°56'30"E 20.00 FEET; THENCE S00°03'30"W 147.85 FEET; THENCE S40°31'20"W 36.53 FEET; THENCE S03°03'27"E 95.44 FEET; THENCE S89°56'45"E 107.86 FEET; THENCE S00°03'15"W 20.00 FEET; THENCE N89°56'45"W 107.33 FEET; THENCE S00°03'15"W 80.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 35,062.68 SQUARE FEET OR 0.805 ACRES IN AREA

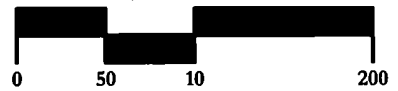
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### LEGEND

-  BOUNDARY LINE
-  LOT LINE
-  SECTION LINE
-  CENTERLINE / MONUMENT LINE
-  ADJACENT PROPERTY LINE
-  SEWER EASEMENT
-  RIGHT OF WAY LINE



SCALE: 1" = 100'



## BINGHAM COURT SEWER EASEMENT LEGAL DESCRIPTION

DATE: 02/04/2020

FIGURE:  
1 OF 1