

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

13547573  
01/28/2021 09:34 AM \$0.00  
Book - 11107 Pg - 4081-4084  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: NUA, DEPUTY - WI 4 P.

PARCEL I.D.# 26-34-251-007-0000  
GRANTOR: IVORY LAND CORPORATION  
**(Hidden Oaks Pod 4 Phase 3)**  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest and Southeast 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 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: 18,830 square feet or 0.43 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 22 day of January, 2021.

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Secretary  
Title

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

On the 22 day of January, 2021, personally appeared before me Kevin Anglosey 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: JAN 31, 2023

Residing in: SALT LAKE



## **Exhibit 'A'**

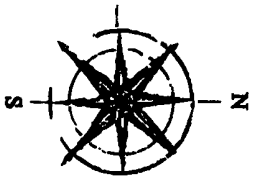
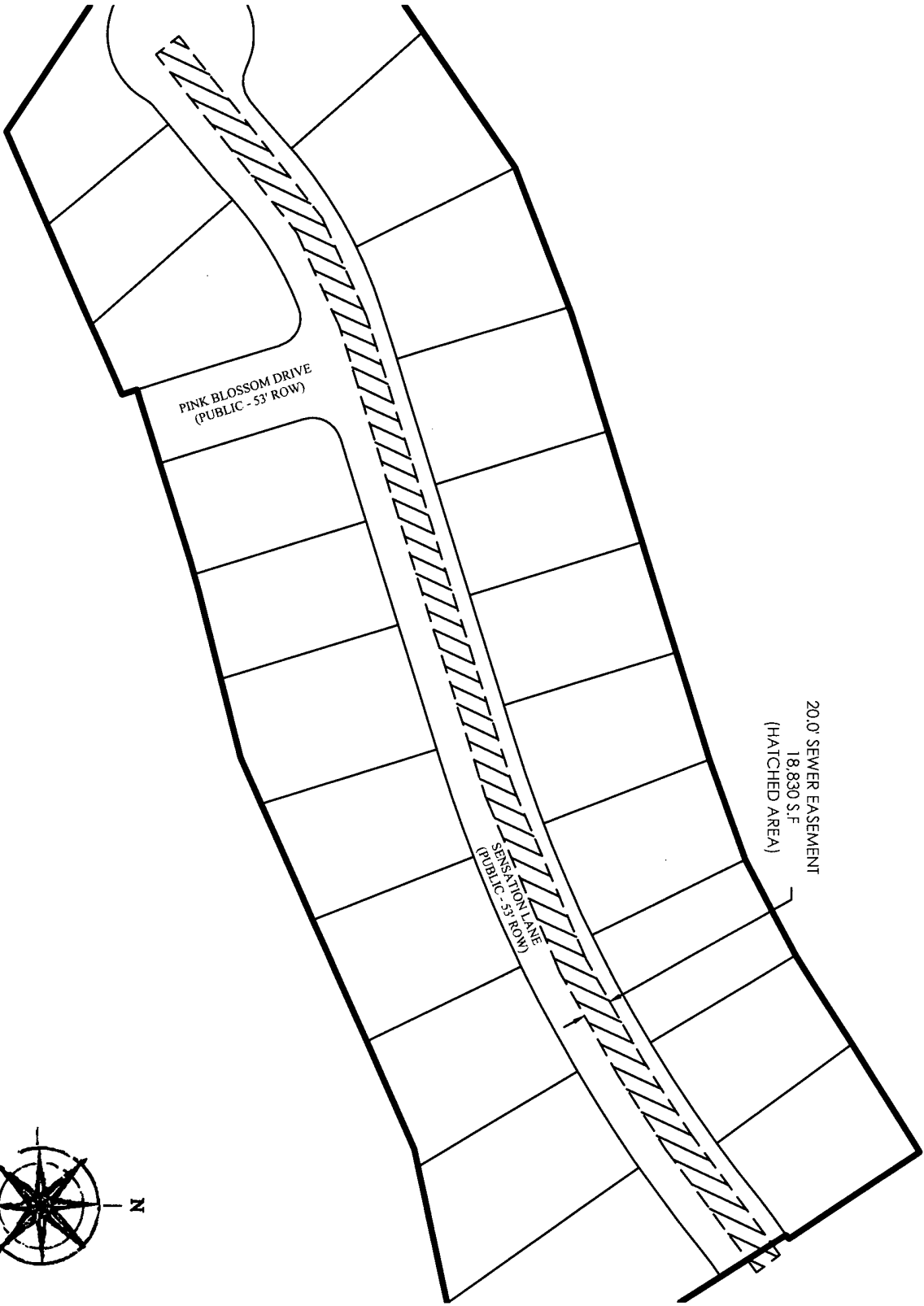
**LEGAL DESCRIPTION  
PREPARED FOR  
HIDDEN OAKS POD 4 PHASE 3  
HERRIMAN CITY, UTAH  
(December 18, 2020)  
20-0363**

### **20' SEWER EASEMENT DESCRIPTION**

An easement located in a the SW1/4 and SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman City, Utah, more particularly described as follows:


Beginning at a point located N89°53'28"W along the Section line 654.55 feet and North 1,797.53 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; running thence N38°25'19"W 20.00 feet; thence N51°34'41"E 157.52 feet; thence N65°30'42"E 72.87 feet; thence N72°45'30"E 340.51 feet; thence N66°58'28"E 128.73 feet; thence N60°38'29"E 79.51 feet; thence N56°57'47"E 58.48 feet; thence N53°26'35"E 104.24 feet; thence S36°33'25"E 20.00 feet; thence S53°26'35"W 104.85 feet; thence S56°57'47"W 59.74 feet; thence S60°38'29"W 81.25 feet; thence S66°58'28"W 130.85 feet; thence S72°45'30"W 340.26 feet; thence S65°30'42"W 69.16 feet; thence S51°34'41"W 155.08 feet to the point of beginning.

Contains: 18,830 square feet or 0.43 acres+/-



# HIDDEN OAKS POD 4 PHASE 3

20' SOUTH VALLEY SEWER DISTRICT EASEMENT



**FOCUS**<sup>®</sup>  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
[www.focusutah.com](http://www.focusutah.com)

Date Created:	12/18/20
Scale:	N.T.S
Drawn:	JKEH
Job:	20-0363
Sheet:	

**EXHIBIT**

I:\\_2020\20-0363 Hidden Oaks Pod 4 Phase 3\design\20-0363.dwg\exhibits\20-0363 HIDDEN OAKS POD 4 PHASE 3 SVSD EASEMENT EXHIBIT 121820.dwg