

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

13878036 B: 11299 P: 1524 Total Pages: 4  
01/27/2022 03:07 PM By: ggasca Fees: \$0.00  
EASEMT - EASEMENT OR GRANT OF EASEMENT  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-34-251-011-0000  
GRANTOR: IVORY LAND COPORATION  
(Hidden Oaks Pod 7 Phase 2)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northeast 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: 19.109 square feet or 0.44 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



## **Exhibit 'A'**

**LEGAL DESCRIPTION  
PREPARED FOR  
*HIDDEN OAKS POD 7 PHASE 2*  
HERRIMAN CITY, UTAH  
(October 15, 2021)  
21-0305**

### **SVSD EASEMENT DESCRIPTION**

An easement located in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N00°10'55"W 3,387.18 feet along the 1/4 Section line and East 800.07 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: S89°53'28"E along the Section line between the South 1/4 Corner and Southwest Corner of said Section 34); running thence North 249.18 feet; thence East 20.00 feet; thence South 110.24 feet; thence S89°49'27"E 373.98 feet; thence N00°08'05"W 152.84 feet; thence S89°54'19"E 20.00 feet; thence S00°08'05"E 162.70 feet; thence S01°27'15"E 141.96 feet; thence S00°03'27"E 27.53 feet; thence N89°58'39"W 20.00 feet; thence N00°03'27"W 27.26 feet; thence N01°27'15"W 132.11 feet; thence N89°49'27"W 374.25 feet; thence South 118.95 feet; thence West 20.00 feet to the point of beginning.

Contains: 19,109 square feet or 0.44 acres+/-

Date Created:	10/15/21
Scale:	N.T.S.
Drawn:	BCD
Tab:	21-0305
Sheet:	

EXHIBIT

# HIDDEN OAKS POD 7 PHASE 2 SEWER EASEMENT EXHIBIT

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE SUITE 200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
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