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 629RIVERTON, 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

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 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 17 day of JANUARY, 20 ZZ **GRANTOR(S)** IVORY LAND COPORATION By: 26 331

Its: Seretary
Thitle STATE OF UTAH :SS COUNTY OF SALT LAKE) On the 17 day of ANUARY, 2022 personally appeared before me Who being by me duly sworn did say that (s)he is the Secretary of IVORY LAND COPORATION 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. My Commission Expires: Jan 31, 7023

Residing in: SALT LAICE STEVE OLDKNOW Notary Public - State of Utah Comm. No. 704338 My Commission Expires on Jan 31, 2023

Page 3

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 Crested.	10/15/21
States	N.T.S.
Drawn:	BCD
:Job:	21-0305
Shock	
ΉÌ	EXHIBIT

SEMEK EYSEWENT EXHIBIT HIDDEN OVKS BOD 7 PHASE 2



737	738	,	739	740	741	
	730 731 732 733 734 735 736 00 WISTED O. 20' SEWER EASEMENT	19,109 ft² (HATCHED AREA)	PRAIRIE FIRE LN.		748 747 746 745 744 743 742 K.J.	
729	728		727	726	725	

