



When Recorded Return to:  
Joel Thompson  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

PARCEL I.D.# 26-33-326-005-0000  
26-33-301-004-0000  
GRANTOR: IVORY LAND CORPORATION  
**(Hidden Oaks West Sewer Trunkline)**  
Page 1 of 6

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the South Half of Section 33, 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: 78,965 square feet or 1.81 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 21 day of November, 2023.

GRANTOR(S)

IVORY LAND CORPORATION

By: [Signature]

Its: Secretary  
Title

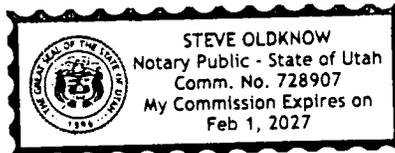
STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

On the 21 day of November, 2023, personally appeared before me Kevin Anglessey 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: FEB 01, 2027

Residing in: Salt Lake City



## Exhibit 'A'

**HIDDEN OAKS WEST  
SEWER EASEMENT  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH  
19-0372  
October 24, 2023  
REV. November 3, 2023  
RM/JPW**

### SEWER TRUNKLINE EASEMENT DESCRIPTION

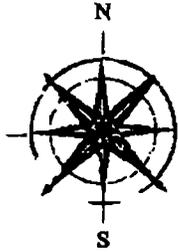
An easement in favor of South Valley Sewer located in a part of the Southwest Quarter and the Southeast Quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located S0°43'18"E 515.78 feet along the Section Line and N89°16'42"E 1328.46 feet from the East Quarter Corner of Section 32, Township 3 South, Range 2 West, Salt Lake Base & Meridian; running thence S79°27'41"E 90.12 feet; thence S71°03'37"E 154.65 feet; thence S59°05'39"E 152.38 feet; thence S63°40'01"E 184.24 feet; thence S57°06'26"E 138.90 feet; thence S47°41'57"E 195.62 feet; thence S54°20'00"E 109.55 feet; thence S66°22'27"E 137.53 feet; thence S86°31'04"E 110.80 feet; thence N89°07'03"E 205.63 feet; thence N89°05'25"E 92.30 feet; thence S89°18'46"E 115.71 feet; thence S80°30'17"E 69.77 feet; thence S75°57'42"E 159.07 feet; thence S75°57'41"E 353.05 feet; thence S85°18'31"E 70.78 feet; thence N83°47'08"E 97.82 feet; thence N68°02'41"E 107.98 feet; thence N51°25'01"E 104.64 feet; thence S41°24'10"E 115.80 feet; thence S64°44'14"E 51.04 feet; thence S89°34'23"E 308.10 feet; thence S89°55'34"E 308.73 feet; thence N83°50'01"E 68.82 feet; thence N00°13'49"W 430.12 feet; thence N89°46'11"E 20.00 feet; thence S00°13'49"E 448.15 feet; thence S83°50'01"W 87.94 feet; thence N89°55'34"W 309.88 feet; thence N89°34'23"W 312.57 feet; thence N64°44'14"W 59.58 feet; thence N41°24'10"W 100.89 feet; thence S51°25'01"W 88.52 feet; thence S68°02'41"W 113.67 feet; thence S83°47'08"W 102.49 feet; thence N85°18'31"W 74.32 feet; thence N75°57'41"W 354.68 feet; thence N75°57'42"W 158.27 feet; thence N80°30'17"W 67.44 feet; thence N89°18'46"W 113.89 feet; thence S89°05'25"W 92.03 feet; thence S89°07'03"W 206.39 feet; thence N86°31'04"W 115.11 feet; thence N66°22'27"W 143.19 feet; thence N54°20'00"W 112.81 feet; thence N47°41'57"W 195.13 feet; thence N57°06'26"W 136.10 feet; thence N63°40'01"W 183.89 feet; thence N59°05'39"W 151.08 feet; thence N71°03'37"W 151.08 feet; thence N79°27'41"W 84.70 feet; thence N00°38'23"W 20.39 feet to the point of beginning.

Containing 1.81 acres +/-

32 33

EAST 1/4 CORNER OF SECTION 32, T3S, R2W, SLB&M FOUND SALT LAKE COUNTY 2.5" FLAT BRASS MONUMENT



ALONG SECTION LINE 515.78' (TIE)

N89°16'42"E 1328.46' (TIE)

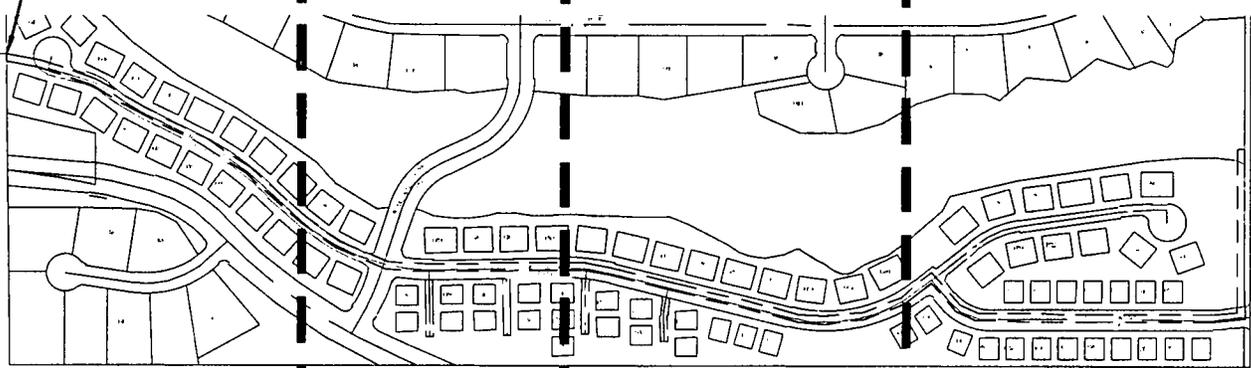
POINT OF BEGINNING

MATCH LINE A

MATCH LINE B

MATCH LINE C

BASIS OF BEARING: S0°43'18"E (SECTION LINE) MEASURED: 2,646.10'



32 33

SOUTHEAST CORNER OF SECTION 32, T3S, R2W, SLB&M FOUND SALT LAKE COUNTY 2.5" FLAT BRASS MONUMENT

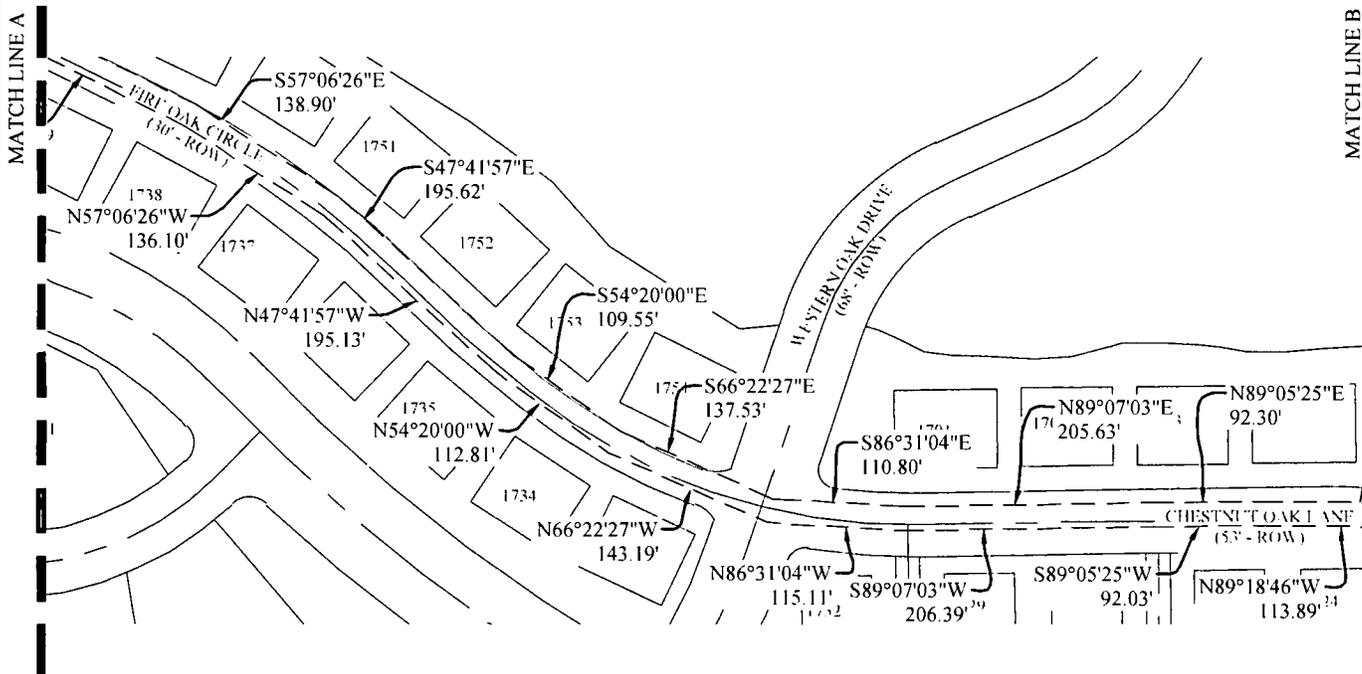
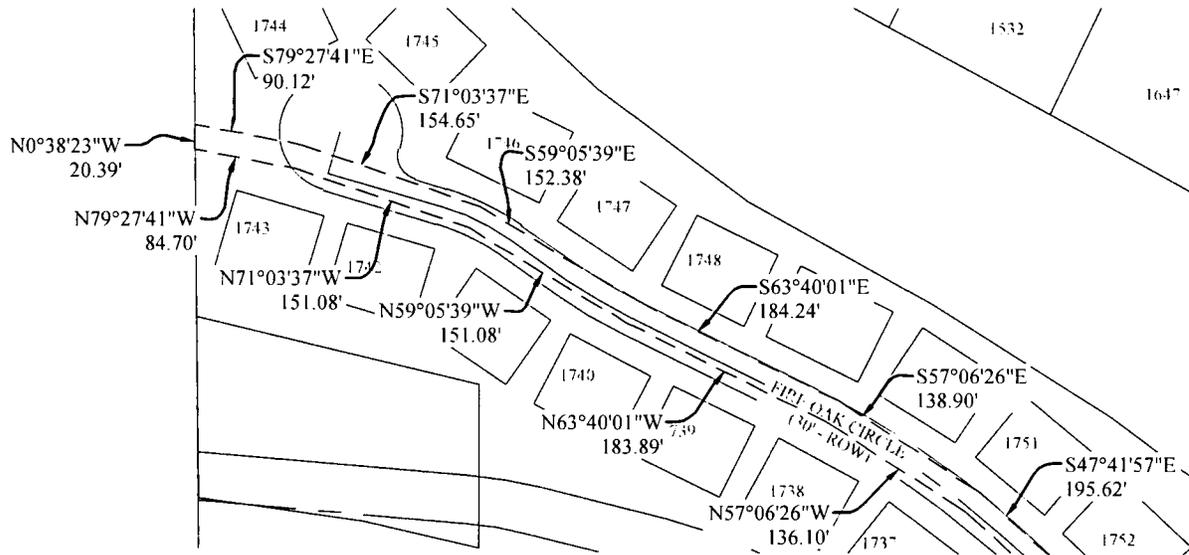
5 4

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

# HIDDEN OAKS WEST SVSD EASEMENT EXHIBIT

Date Created	11/01/2023
Scale	N.T.S.
Drawn	JPW
Job	19-0372
Sheet	
1 OF 3	

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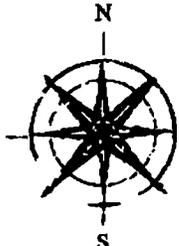


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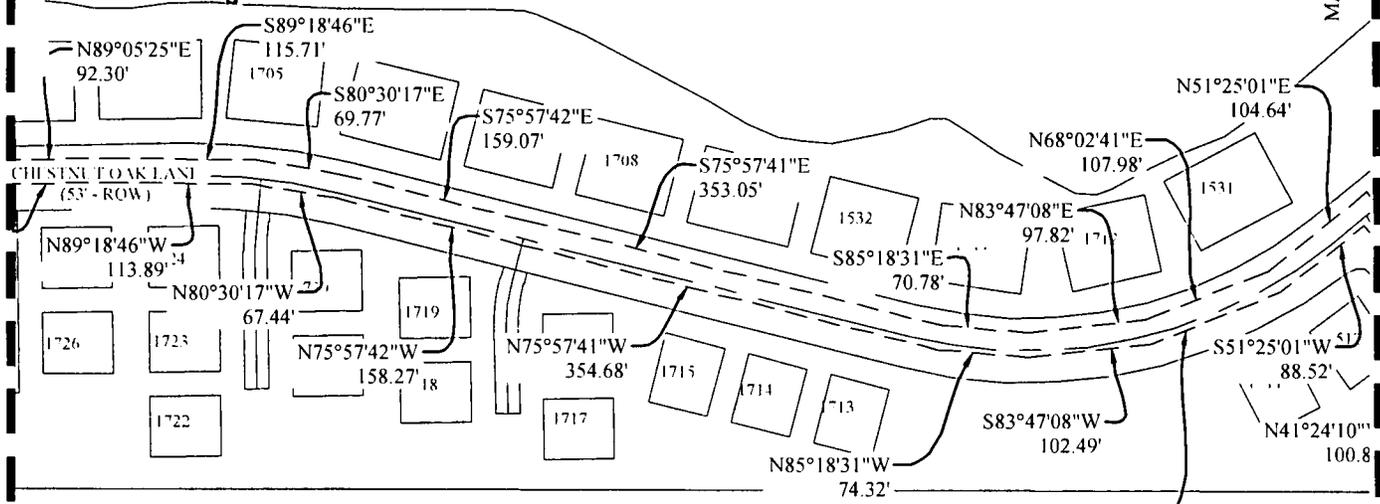
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Sheet	

2 OF 3



MATCH LINE B

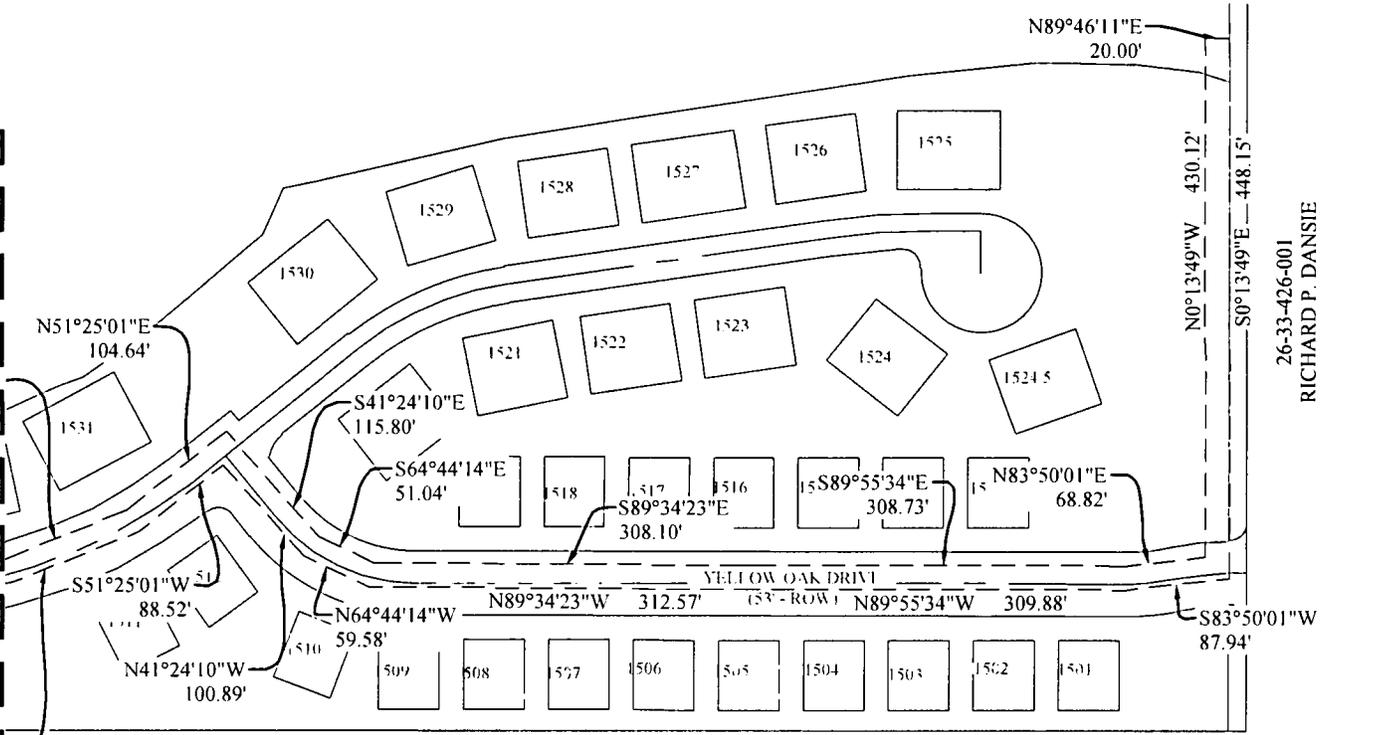
MATCH LINE C



26-33-376-002  
DALE R. &  
SHAUNA THOMAS  
LOT 7

26-33-451-002  
J WITHERSPOON &  
ASSOCIATES, LLC

MATCH LINE C



26-33-426-001  
RICHARD P. DANSIE

# HIDDEN OAKS WEST SVSD EASEMENT EXHIBIT

Date Created	11/07/2023
Scale	N.T.S.
Drawn	JPW
Job	19-0372
Sheet	3 OF 3