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WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah 84118

14207634 B: 11473 P: 3529 Total Pages: 10  
02/22/2024 03:47 PM By: Jattermann Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: KEARNS IMPROVEMENT DISTRICT  
5350 W 5400 S SALT LAKE CITY, UT 84118



Portions of APN: 20-27-101-001-4003, 20-27-100-005, 20-27-176-001

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**SEWER EASEMENT**

**WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, L.L.C., a Utah limited liability company** (collectively and hereinafter referred to as “Grantor”), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto the KEARNS IMPROVEMENT DISTRICT, a political subdivision of the State of Utah (hereinafter referred to as “Grantee”), with a principal office address of 5350 West 5400 South, Kearns, Utah 84118, its successors, assigns, licensees and agents, a SEWER EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor collectively owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

[See Exhibit ‘A’ attached hereto and by this reference made a part hereof].

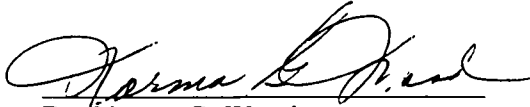
The Easement herein granted is for the following purpose: installation, repair, removal, replacement, operation and maintenance of one or more sewer lines and any appurtenances connected thereto (the "Facilities").

Grantee shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the Facilities from time to time as Grantee may require. Grantee shall have the right of reasonable ingress and egress to and from the Facilities over and across Grantor's land lying coincident with the land described above. Grantee shall have the right to clear and remove all trees and other obstructions that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

**This Sewer Easement shall automatically expire and terminate when a future City-approved public road right-of-way is dedicated over the property described herein, with the road dedication being evidenced by a City-approved deed or subdivision plat being filed in the office of the Salt Lake County Recorder; provided, however, that in the event a public road right-of-way is dedicated over only a portion of the property described herein, then this Easement shall automatically expire and terminate only to that portion of the property covered by the newly dedicated City road right-of-way, and this Easement shall remain in full force and effect for the remainder of the property that is not covered by the newly dedicated City road right-of-way.**



**G & N WOOD PROPERTIES, L.L.C.,**  
**a Utah limited liability company**



By: Norma G. Wood  
Its: Manager

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

On this 28<sup>th</sup> day of December, 2023, personally appeared before me Norma G. Wood, who being duly sworn did say that she is the Manager of G & N Wood Properties, L.L.C., a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

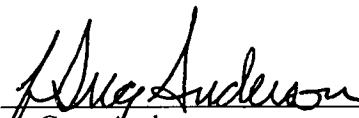
  
NOTARY PUBLIC

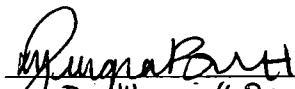


My Commission Expires: 04/25/2025  
Residing in Kaysville, Utah

**KEARNS IMPROVEMENT DISTRICT**

ATTEST

By:   
Name: Greg Anderson  
Title: General Manager/CEO

By:   
Name: Pu "Jamie" Bank  
Title: Executive Administrative Assistant

Dated: 1-16-2024

**Exhibit 'A'**

**WOOD RANCH PLAT 1 - KID  
SEWER EASEMENTS**

**(Line 1)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4538.925 feet along the Section Line and West 1049.299 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 40°12'02" East 43.371 feet to the point of terminus.

Contains: (approx. 43 L.F.)

**(Line 2)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4289.909 feet along the Section Line and West 459.784 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 08°02'22" East 14.781 feet; thence North 08°02'22" East 28.208 feet to the point of terminus.

Contains: (approx. 43 L.F.)

**(Line 3)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4220.596 feet along the Section Line and West 469.707 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 08°02'22" West 17.500 feet; thence South 08°02'22" West 195.500 feet; thence South 08°02'22" West 114.000 feet; thence South 08°02'22" West 77.752 feet; thence South 53°00'59" West 54.069 feet; thence North 81°57'38" West 63.369 feet; thence South 08°05'57" West 137.623 feet; thence North 77°18'31" West 129.134 feet; thence South 15°17'51" West 119.055 feet; thence South 22°44'11" West 112.154 feet to the point of terminus.

Contains: (approx. 1020 L.F.)

**(Line 4)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending

ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4009.689 feet along the Section Line and West 499.903 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°57'38" West 39.000 feet to the point of terminus.

Contains: (approx. 39 L.F.)

**(Line 5)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3896.810 feet along the Section Line and West 516.064 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 80°13'40" West 39.009 feet to the point of terminus.

Contains: (approx. 39 L.F.)

**(Line 6)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3635.835 feet along the Section Line and West 915.298 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 21°14'08" East 8.726 feet; thence North 15°17'06" East 22.500 feet to the point of terminus.

Contains: (approx. 31 L.F.)

**(Line 7)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3573.441 feet along the Section Line and West 810.278 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 70°06'21" West 93.008 feet to the point of terminus.

Contains: (approx. 93 L.F.)

**(Line 8)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3494.604 feet along the Section Line and West 989.276 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 64°59'09" West 185.016 feet; thence North 63°04'56" West 189.630 feet; thence North 51°27'15" West 78.767 feet; thence North 41°50'13" West 90.559 feet; thence North 36°41'34" West 90.521 feet; thence North 36°41'34" West 120.442 feet; thence North 36°41'34" West 253.000 feet to the point of terminus.

Contains: (approx. 1008 L.F.)

**(Line 9)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3551.160 feet along the Section Line and West 1162.859 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 15°32'40" East 22.500 feet; thence North 23°45'26" East 22.500 feet to the point of terminus.

Contains: (approx. 45 L.F.)

**(Line 10)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3831.390 feet along the Section Line and West 1523.521 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°18'26" East 27.500 feet; thence North 57°04'01" East 22.500 feet to the point of terminus.

Contains: (approx. 50 L.F.)

**(Line 11)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3926.101 feet along the Section Line and West

1593.784 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 48°17'17" East 27.500 feet; thence North 53°18'26" East 22.500 feet to the point of terminus.

Contains: (approx. 50 L.F.)

**(Line 12)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4151.385 feet along the Section Line and West 1758.241 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 50°28'41" West 66.784 feet; thence South 40°19'28" West 85.395 feet; thence South 30°07'04" West 85.395 feet; thence South 25°00'51" West 264.727 feet to the point of terminus.

Contains: (approx. 502 L.F.)

**(Line 13)**

A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4286.702 feet along the Section Line and West 1935.246 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'51" West 20.000 feet to the point of terminus.

Contains: (approx. 20 L.F.)

**(Line 14)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4364.383 feet along the Section Line and West 2675.978 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 80°34'03" West 20.000 feet to the point of terminus.

Contains: (approx. 20 L.F.)

**(Line 15)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 28,

Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4231.761 feet along the Section Line and West 2676.597 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 88°20'51" West 54.765 feet to the point of terminus.

Contains: (approx. 55 L.F.)

**(Line 16)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3945.375 feet along the Section Line and West 2716.183 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 35.000 feet to the point of terminus.

Contains: (approx. 35 L.F.)

**(Line 17)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3817.235 feet along the Section Line and West 2700.994 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 26.000 feet to the point of terminus.

Contains: (approx. 26 L.F.)

**(Line 18)**

A twenty (20) foot wide sanitary sewer easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3790.419 feet along the Section Line and West 2671.174 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°23'46" West 30.000 feet to the point of terminus.

Contains: (approx. 30 L.F.)

**(Line 19)**

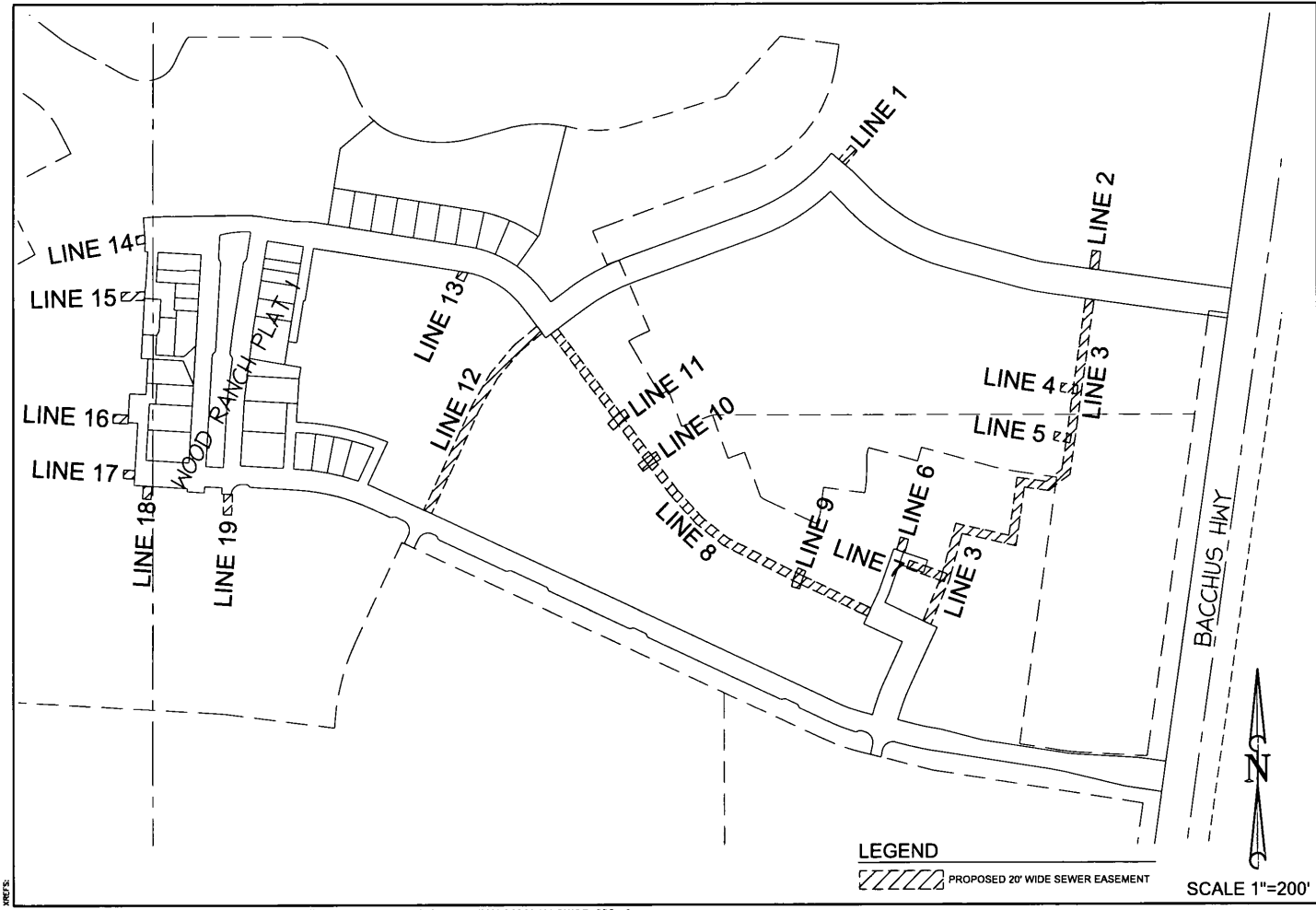
A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27,



Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3771.760 feet along the Section Line and West 2483.393 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°23'46" West 48.117 feet to the point of terminus.

Contains: (approx. 48 L.F.)



**WOOD RANCH PLAT 1 - KID  
SEWER EASEMENTS**

**PERIGEE**  
CONSULTING  
CIVIL • SURVEYING • ASSESSMENT

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 NETWORK: \_\_\_\_\_  
 PATH: \_\_\_\_\_  
 DMC NAME: \_\_\_\_\_  
 LAYOUT: \_\_\_\_\_  
 DESIGNED: \_\_\_\_\_  
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DATE: _____	TIME: _____
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SHEET NUMBER	
JOB NUMBER 00724	

N:\00724 Wood Ranch\Survey\Exhibit\Plat 1\2023-03-29 00724 WR Plat 1 Offsite Sewer Easements-KID.dwg, 12/20/2023 6:38:30 AM, DWG To PDF.pc3