

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

14255906 B: 11499 P: 8334 Total Pages: 4  
06/24/2024 01:30 PM By: dsaizar Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH VALLEY SEWER DISTRICT  
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 27-24-303-019-0000  
GRANTOR: IVORY DEVELOPMENT LLC  
(Big Willow Creek Phase 9)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 24, Township 3 South, Range 1 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: 15,137 square feet or 0.35 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 11<sup>th</sup> day of JUNE, 2024.

GRANTOR(S)

IVORY DEVELOPMENT LLC

By: [Signature]

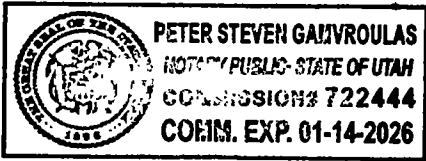
Its: SECRETARY  
Title

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

On the 11<sup>th</sup> day of JUNE, 2024, personally appeared before me KEVIN ANGLESEY who being by me duly sworn did say that (s)he is the SECRETARY of **IVORY DEVELOPMENT LLC** a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

[Signature]  
Notary Public

My Commission Expires: 01-14-2026  
Residing in: SALT LAKE COUNTY



## Exhibit 'A'

**LEGAL DESCRIPTION  
PREPARED FOR  
BIG WILLOW PHASE 9  
DRAPER CITY, UTAH  
(5/20/2024)  
22-363  
(ARS)**

### ***SVSD EASEMENT***

Located in the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Draper, Utah, more particularly described as follows:

Beginning at a point located S89°59'36"W 1,233.16 feet along the 1/4 Section line and S00°00'24"E 600.80 feet from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; thence S00°47'57"E 20.00 feet; thence S89°12'03"W 216.07 feet; thence S33°33'35"W 27.58 feet; thence S00°06'36"W 307.78 feet; thence S01°43'47"E 188.54 feet; thence S88°16'13"W 20.00 feet; thence N01°43'47"W 188.84 feet; thence N00°06'36"E 314.13 feet; thence N33°33'35"E 44.15 feet; thence N89°12'03"E 226.62 feet to the point of beginning.

Contains: 15,137 square feet±

WEST 1/4 CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
FOUND 3" FLAT BRASS  
SALT LAKE COUNTY MONUMENT

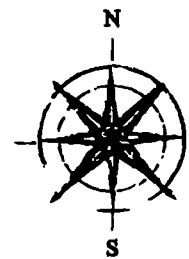
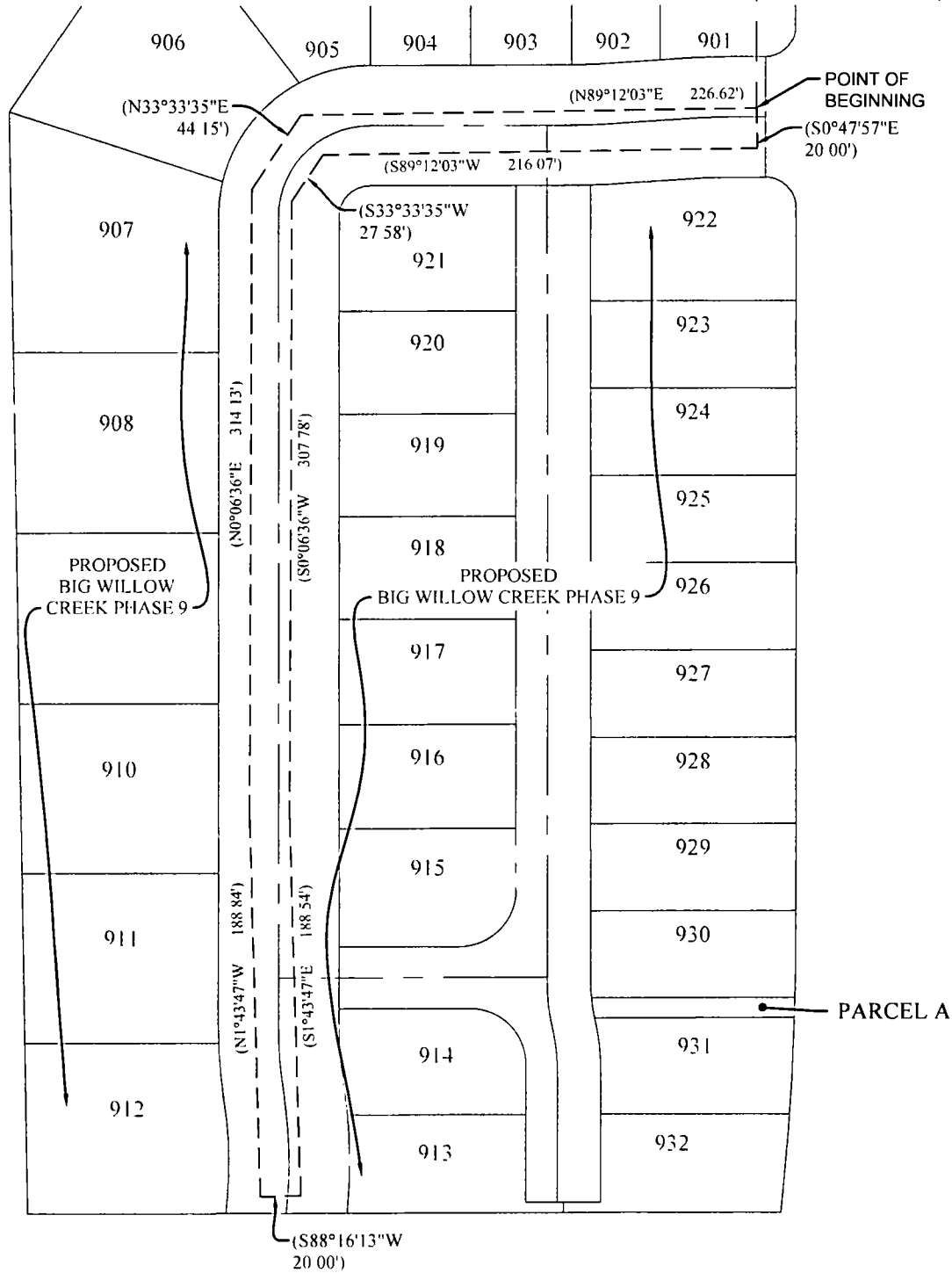
CENTER 1/4 CORNER OF  
SECTION 24, T3S, R1W, SLB&M  
FOUND 2.5" FLAT BRASS  
SALT LAKE COUNTY MONUMENT

23 24

BASIS OF BEARING: S89°59'36"W 2,650.51'  
(ARP S89°59'54"W 2656.23)

ALONG QUARTER SECTION LINE  
1,233.16' (TIE)

S0°00'24"E 600.80' (TIE)



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

**SVSD EASEMENT**  
SW1/4 OF SECTION 24, T3S, R1W, SLB&M  
DRAPER CITY, SALT LAKE COUNTY, UTAH

Date Created	5/20/2024
Scale	N/A
Drawn	ARS
Job	22-0363
Sheet	1