

When Recorded Return to:  
Joel Thompson  
Jordan Basin Improvement District  
P.O. Box 629  
Riverton, UT 84065

14276156 B: 11511 P: 4054 Total Pages: 5  
08/14/2024 01:42 PM By: BGORDON Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JORDAN BASIN IMPROVEMENT DIST.  
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-35-351-064-0000  
26-35-351-044-0000  
26-35-351-066-0000

GRANTOR: MP&G LLC  
L WITH H FAMILY TRUST 05/31/2023  
(Hollys Pond)  
Page 1 of 5

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 35, 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 Jordan Basin Improvement 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: 21,920 square feet or 0.503 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 8th day of August, 2024.

GRANTOR(S)

MP&G LLC

By: [Signature]

Its: mpg member  
Title

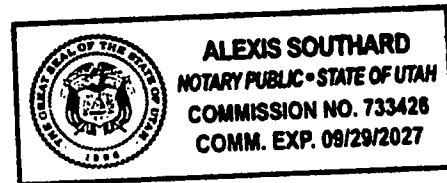
STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On the 8th day of August, 2024, personally appeared before me Alan Prince who being by me duly sworn did say that (s)he is the Member of MP&G 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: <sup>103</sup> ~~8/8~~ 9/29/27

Residing in: Herriman



L WITH H FAMILY TRUST 05/31/2023

By: [Signature]

Its: OWNER  
Title

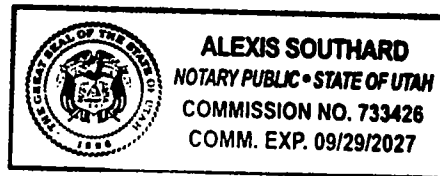
STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 8th day of August, 2024, personally appeared before me Lawrence Withers, who being duly sworn, did say that (s)he is the Trustee of the **L WITH H FAMILY TRUST 05/31/2023**, who duly acknowledged to me that (s)he executed the same on behalf of said Trust.

[Signature]  
Notary Public

My Commission Expires: 9/29/27

Residing in: Herriman



## Exhibit 'A'

BEGINNING AT A POINT ON THE WEST LINE OF GRANTORS PROPERTY, SAID POINT BEING NORTH 00°13'34" EAST, ALONG THE SECTION LINE, 433.00 FEET;  
THENCE SOUTH 89°42'16" EAST 216.98 FEET;  
THENCE NORTH 00°13'34" EAST 322.24 FEET;  
THENCE NORTH 89°46'26" WEST 163.98 FEET;  
THENCE SOUTHWESTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°13'34" WEST 28.28 FEET) TO THE EAST LINE OF ROSE CANYON ROAD;  
THENCE NORTH 00°13'34" EAST 32.50 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING

THENCE NORTH 00°13'34" EAST 20.00 FEET;  
THENCE SOUTH 89°46'26" EAST 382.03 FEET;  
THENCE SOUTH 00°13'34" WEST 153.70 FEET;  
THENCE SOUTH 89°46'26" EAST 209.93 FEET;  
THENCE NORTH 0°07'46" EAST, ALONG THE EAST LINE OF GRANTORS PARCEL, 228.38 FEET;  
THENCE NORTH 37°46'40" EAST, 100.69 FEET, TO THE NORTH LINE OF GRANTORS PROPERTY AND THE SOUTH LINE OF AN EXISTING SOUTH VALLEY SEWER DISTRICT EASEMENT, ENTRY NO. #7148450,  
THENCE NORTH 88°57'33" EAST, ALONG SAID NORTH LINE OF GRANTORS PROPERTY AND SOUTH LINE OF EXISTING SEWER EASEMENT, 25.67 FEET;  
THENCE SOUTH 37°46'40" WEST, 109.97 FEET;  
THENCE SOUTH 00°07'46" WEST, 241.60 FEET;  
THENCE NORTH 89°46'26" WEST, 249.97 FEET;  
THENCE NORTH 00°13'34" EAST 153.70 FEET;  
THENCE NORTH 89°46'26" WEST, 362.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,920 SQ FT OR 0.503 ACRES, MORE OR LESS

# WITHERS PROPERTY SEWER EASEMENT



SCALE 1" = 80'

WITNESS TO THE WEST QUARTER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

EXISTING SEWER EASEMENT  
ENTRY NO. #7148450

N88°57'33"E  
25.67'

N57°44'40"E 100.89'  
S07°46'40"W 108.97'

HOLLYS POND LANE

WITHERS, LAWRENCE D  
& HOLLY L; JT  
26-35-351-052

N0°13'34"E  
20.00'

S89°48'28"E 362.03'

N89°48'26"W  
163.98' (TIE)

R= 20.00'  
L= 31.42'  
Δ= 090°00'00"  
CB= S45°13'34"W  
CD= 28.28'

N0°13'34"E  
32.50' (TIE)

N0°13'34"E 133.70'

S0°13'34"W 133.70'

N0°07'48"E 228.38'

S0°07'48"W 241.90'

S89°48'28"E 209.93'

N89°48'26"W 249.97'

BASIS OF BEARINGS  
N0°13'34"E 2125.27'  
(MEASURED)

N0°13'34"E  
322.24' (TIE)

S89°42'16"E  
216.88' (TIE)

N0°13'34"E  
433.00' (TIE)

SOUTHWEST CORNER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)  
BENCHMARK ELEV=8022.88 (NAVD88)

S89°42'01"E 2855.14' (MEAS)

SOUTH QUARTER CORNER OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

**WILDING**  
ENGINEERING

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BLUFFDALE, UTAH 84005  
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