

14277724 B: 11512 P: 3181 Total Pages: 4  
08/19/2024 02:10 PM By: Mwestergard Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JOEL THOMPSON  
PO BOX 629 RIVERTON, UT 84065



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

PARCEL I.D.# 28-20-126-040-0000  
GRANTOR: CASTLEWOOD – ALTA PARK, LLC  
(Alta Park Subdivision)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 20, Township 3 South, Range 1 East, 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: 1,839 square feet or 0.042 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 15<sup>TH</sup> day of AUGUST, 2024

GRANTOR(S)

CASTLEWOOD - ALTA PARK, LLC

By: \_\_\_\_\_

Jeffrey Duke

Its: \_\_\_\_\_

MANAGER  
Title

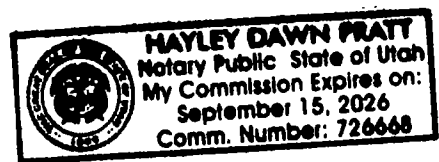
STATE OF UTAH )  
 )  
:SS  
COUNTY OF SALT LAKE )

On the 15<sup>TH</sup> day of AUGUST, 2024 personally appeared before me JEFFREY DUKE who being by me duly sworn did say that (s)he is the MANAGER of **CASTLEWOOD - ALTA PARK 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.

Hayley Dawn Pratt  
Notary Public

My Commission Expires: September 15, 2026

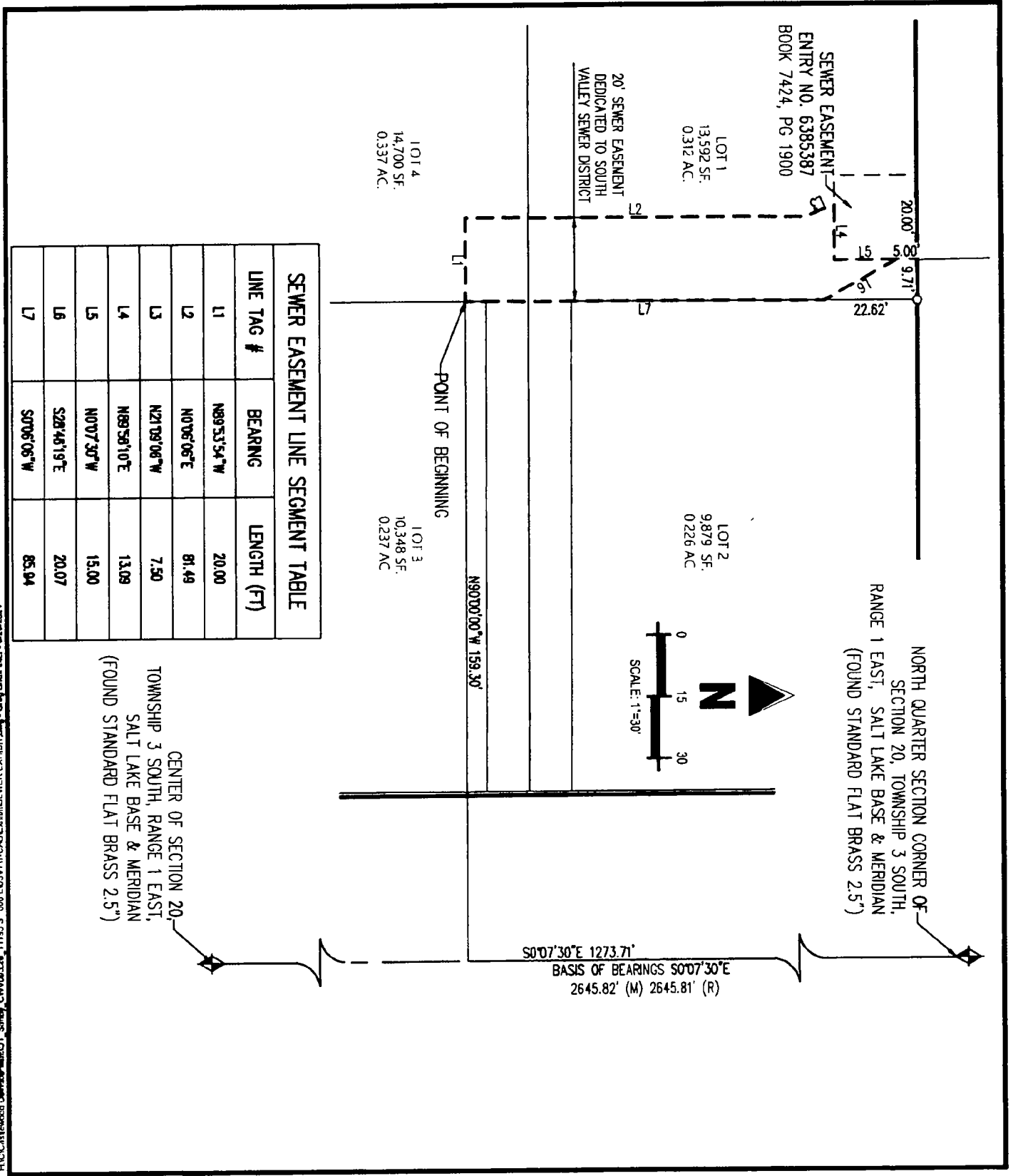
Residing in: SALT LAKE County



## Exhibit 'A'

A 20-FOOT-WIDE SEWER EASEMENT BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANDY CITY, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 1000 EAST STREET, SAID POINT BEING 1273.71 FEET SOUTH 00°07'30" EAST ALONG THE QUARTER SECTION LINE AND 159.30 FEET NORTH 90°00'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 89°53'54" WEST, 20.00 FEET; THENCE NORTH 00°06'06" EAST, 81.49 FEET; NORTH 21°09'06" WEST, 7.50 FEET TO THE SOUTH LINE OF AN EXISTING SEWER EASEMENT. RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE JUNE 18, 1996, ENTRY NUMBER 6385387, BOOK 7424, PAGE 1900; THENCE ALONG SAID EASEMENT NORTH 89°58'10" EAST, 13.09 FEET; THENCE CONTINUING ALONG SAID EASEMENT NORTH 00°07'30" WEST, 15.00 FEET; THENCE SOUTH 28°46'19" EAST, 20.07 FEET; THENCE SOUTH 00°06'06" WEST, 85.94 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1,839.33 SQ. FT. OR 0.042 ACRES, MORE OR LESS.

BASIS OF BEARING IS ASSUMED SOUTH 0°07'30" EAST BETWEEN THE NORTH QUARTER CORNER MONUMENTED BY A FOUND STANDARD 2.5" FLAT BRASS CAP AND CENTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 EAST, MONUMENTED BY A FOUND STANDARD 2.5" FLAT BRASS CAP SALT LAKE BASE AND MERIDIAN.



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CASTLEWOOD DEVELOPMENT  
ALTA PLAT EXHIBIT

SANDY, UT  
SEWER EXHIBIT

Project No:	CWV003.20
Drawn By:	GJS
Checked By:	TWO
Date:	06/26/2024

**Galloway**

1221 S. Valley Grove Way Suite 140  
Pleasant Grove, UT 84062  
365.248.0400  
GallowayUS.com