

14303948 B: 11527 P: 2187 Total Pages: 6  
10/23/2024 09:33 AM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED, PLEASE RETURN TO:

Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah 84118

Portions of APN: 20-27-101-001-4002, 20-27-101-001-4003, 20-27-100-005, 20-27-176-001, 20-28-200-009

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**SEWER EASEMENT**

**WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company** (“Grantor”), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117, 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.**

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

Signed and delivered this 30 day of September, 2024.

**WOOD RANCH DEVELOPMENT LLC,**  
a Utah limited liability company

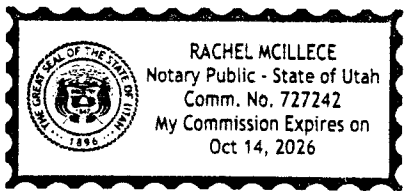
*Ty McCutcheon*  
By: Ty McCutcheon  
Its: Manager

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

On this 30 day of September, 2024, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

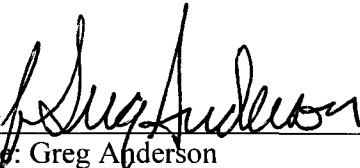
*Rachel McIllece*  
NOTARY PUBLIC


My Commission Expires: 10/14/24  
Residing in Salt Lake, Utah



**KEARNS IMPROVEMENT DISTRICT**

ATTEST

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

By:   
Name: Riley Astill  
Title: Finance Director

Dated: 10-22-2024

**Exhibit 'A'**

**TERRAINE PLAT 3 - KID  
SEWER EASEMENTS**

**(Line 1)**

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 3723.879 feet along the Section Line and West 3469.610 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 87°36'52" West 20.121 feet to the point of terminus.

Contains: (approx. 20 L.F.)

**(Line 2)**

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 3459.280 feet along the Section Line and West 3218.102 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 86°32'32" West 9.983 feet; thence South 77°35'07" West 20.212 feet to the point of terminus.

Contains: (approx. 30 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 3884.736 feet along the Section Line and West 1003.785 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 85°57'03" West 17.431 feet; thence North 89°10'10" West 20.000 feet to the point of terminus.

Contains: (approx. 37 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  $00^{\circ}06'38''$  West 3885.967 feet along the Section Line and West 1021.170 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North  $00^{\circ}49'50''$  East 20.000 feet to the point of terminus.

Contains: (approx. 20 L.F.)

TERRAINE PLAT 3 - KID  
SEWER EASEMENTS

PERIGEE CONSULTING  
CIVIL • GEOTECHNICAL • SURVEY  
1000 SOUTH 9000 WEST, SUITE 300  
SALT LAKE CITY, UTAH 84119  
TEL: 801.487.8888 FAX: 801.487.8889  
WWW.PERIGEECONSULTING.COM

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
NETWORK: \_\_\_\_\_  
PATH: \_\_\_\_\_  
DWG NAME: \_\_\_\_\_  
DESIGNER: \_\_\_\_\_ MGR: \_\_\_\_\_  
SHEET NUMBER

JOB NUMBER  
00724



LEGEND



SCALE 1"=200'