

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

14314002 B: 11532 P: 6694 Total Pages: 4  
11/15/2024 11:14 AM By: EMehanovic Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: JORDAN BASIN IMPROVEMENT DISTRICT  
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 33-17-400-012-0000  
33-20-200-010-0000

GRANTOR: WASATCH SOUTH HILLS DEVELOPMENT CO., LLC  
(South Hills Backbone Middle Segment)

Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southwest Quarter of Section 17, Southeast Quarter of Section 17, Northeast Quarter of Section 20, and Northwest Quarter of Section 21, Township 4 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 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: 33,371 square feet or 0.766 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 12 day of NOVEMBER, 2024.

GRANTOR(S)

WASATCH SOUTH HILLS DEVELOPMENT CO., LLC

By: Craig M. Martin

Its: PRESIDENT  
Title

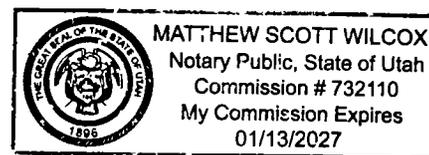
STATE OF UTAH )  
 ) :SS  
COUNTY OF SALT LAKE )

On the 12<sup>th</sup> day of NOVEMBER, 2024, personally appeared before me CRAIG MARTIN who being by me duly sworn did say that (s)he is the PRESIDENT of WASATCH SOUTH HILLS DEVELOPMENT CO., 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.

Matthew Scott Wilcox  
Notary Public

My Commission Expires: 01/13/2027

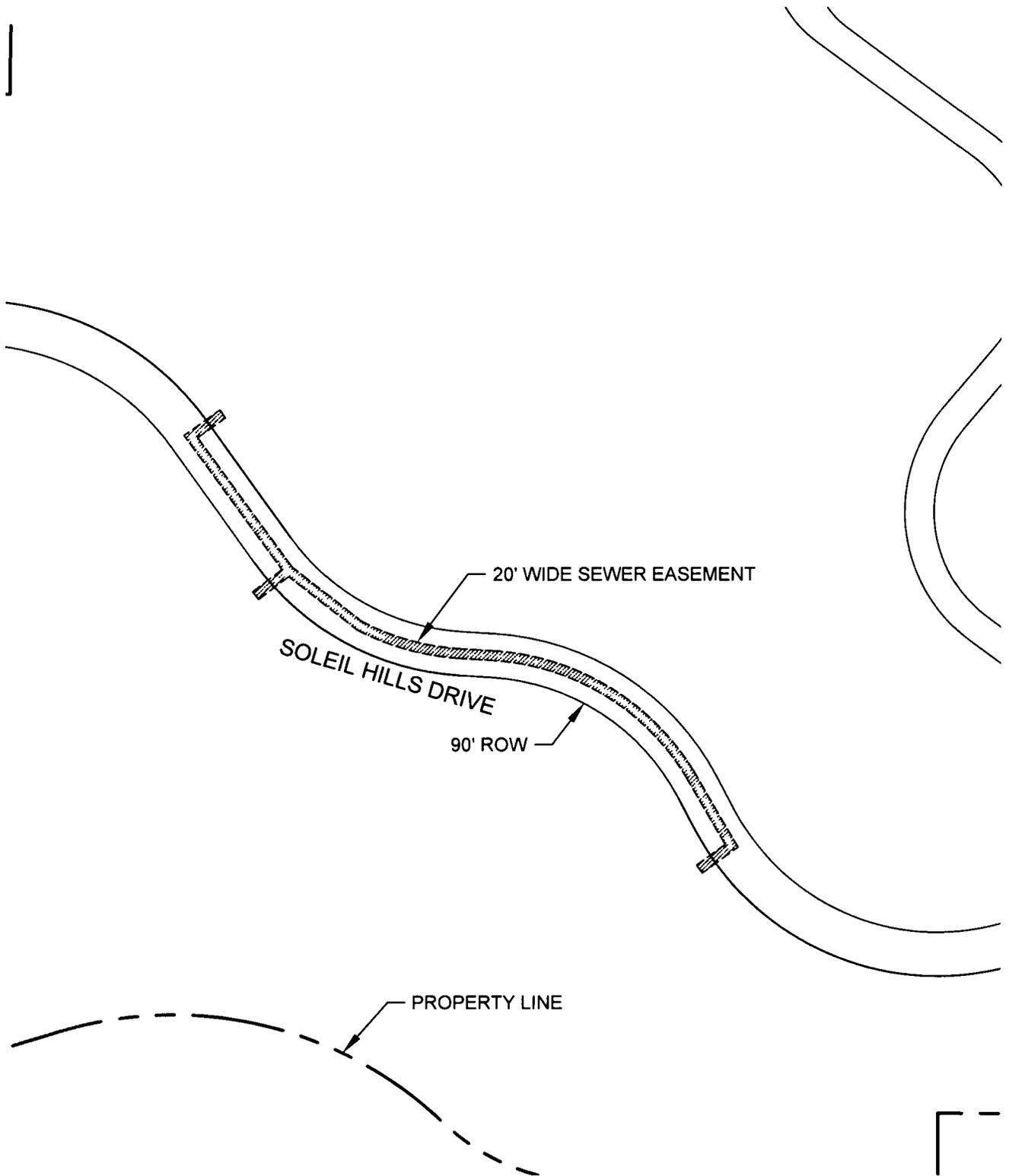
Residing in: UTAH



## Exhibit 'A'

Beginning at a point which is N68°57'24"E 1798.78 feet from the south quarter of section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence N54°21'26"E, a distance of 90.08 feet; thence S35°38'34"E, a distance of 20.00 feet; thence S54°21'26"W, a distance of 69.92 feet; thence S36°05'40"E, a distance of 328.79 feet; thence S51°51'41"E, a distance of 180.78 feet; thence Easterly along the arc of curve to the left a distance of 211.58 feet having a radius of 500.00 feet a central angle of 24°14'42" and chord bearing and distance of S74°25'37"E 210.00 feet;; thence S86°32'59"E, a distance of 63.94 feet; thence Southeasterly along the arc of curve to the right a distance of 499.63 feet having a radius of 520.00 feet a central angle of 55°03'06" and chord bearing and distance of S59°01'25"E 480.64 feet;; thence along a line non-tangent to said curve, S29°53'18"E, a distance of 181.94 feet; thence S53°52'08"W, a distance of 90.26 feet; thence N36°07'52"W, a distance of 20.00 feet; thence N53°52'08"E, a distance of 72.33 feet; thence N29°53'18"W, a distance of 163.73 feet; thence Northwesterly along the arc of curve to the left a distance of 480.14 feet having a radius of 500.00 feet a central angle of 55°01'12" and chord bearing and distance of N59°02'23"W 461.90 feet;; thence N86°32'59"W, a distance of 63.94 feet; thence Westerly along the arc of curve to the right a distance of 221.89 feet having a radius of 520.00 feet a central angle of 24°26'55" and chord bearing and distance of N74°19'31"W 220.21 feet;; thence along a line non-tangent to said curve, N51°51'41"W, a distance of 176.19 feet; thence S52°16'40"W, a distance of 77.22 feet; thence N37°43'20"W, a distance of 20.00 feet; thence N52°16'40"E, a distance of 75.29 feet; thence N36°05'40"W, a distance of 340.61 feet to the POINT OF BEGINNING.

Containing 33,371.42 square feet or 0.7661 acres, more or less.



SCALE 1" = 300'
DRAWN BY SPM
CHECKED BY -
DATE 10-23-24
PROJECT No 2291

SEWER EASEMENT  
WASATCH - MIDDLE OUTFALL  
SOLEIL HILLS DRIVE  
HERRIMAN CITY, UTAH



**infinity**  
CONSULTANTS

2975 Executive Parkway, Suite 300  
Lehi, Utah 84043 • Tel: 801.541.3040