

Mail Recorded Deed & Tax Notice To:
Creekside Commons LLC, a Utah limited liability company
4080 S. West Temple
Millcreek, UT 84107



File No.: 159121-CAB

WARRANTY DEED

South Jordan Canal Company, a Utah non-profit corporation

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Creekside Commons LLC, a Utah limited liability company

GRANTEE(S) of Millcreek, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: NOT YET ASSESSED (for reference purposes only)

RESERVING UNTO Grantor, its successors and or assigns, a perpetual easement for ingress, egress, maintenance and any other purpose necessary to maintain, operate, or replace Grantors water distribution facilities, including but not limited to existing or future canals and buried pipes. Said Easement pertains to property described herein on Exhibit B.

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 14 day of December, 2022.

South Jordan Canal Company, a Utah non-profit corporation

BY: 
Gary Cannon
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 14 day of December, 2022, before me, personally appeared Gary Cannon, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of South Jordan Canal Company, a Utah non-profit corporation.


Notary Public



EXHIBIT A
Legal Description

Beginning at a point on the west side of South Jordan Canal, said point being S89°56'45"E 1,043.00 feet along the 1/4 Section line and N00°03'15"E 436.49 feet and S89°56'45"E 100.85 feet from the Center 1/4 Corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence easterly along said deed line and the extension thereof S89°56'45"E 70.30 feet to the west line of Jordan Meadows Subdivision, recorded as Entry Number 8315627 in Book 2002P at Page 209; thence along the easterly side of canal the following seven (7) courses: (1) S20°23'14"E 64.95 feet; thence (2) S13°45'24"E 55.66 feet; thence (3) S18°23'52"E 6.71 feet; thence (4) S18°21'44"E 153.72 feet; thence (5) S14°46'19"E 23.72 feet; thence (6) S05°02'23"E 93.27 feet; thence (7) S00°03'15"W 7.07 feet to the northerly right of way line of 11400 South Street described in UDOT Survey, Entry Number S2012-05-0149 21 of 37, Sheet Number RW-18, incident to the construction of Project No. SP-15-7(156)293, on file in the Salt Lake County Surveyors Office; thence along said right of way line along the arc of a curve to the right having a radius of 7949.50 feet for a distance of 66 feet through a central angle of 0°28'33" Chord: N89°27'45"W 66 feet to the west side of South Jordan Canal as determined by survey; thence along said canal line the following eight (8) courses: (1) N00°03'15"E 3.58 feet; thence (2) N05°02'23"W 84.72 feet; thence (3) N14°46'19"W 16.03 feet; thence (4) N18°21'44"W 151.65 feet; thence (5) N18°23'52"W 9.35 feet; thence (6) N13°45'24"W 54.51 feet; thence (7) N20°23'14"W 82.06 feet; thence (8) N18°25'12"W 3.62 feet to the point of beginning.

EXHIBIT B
Perpetual Easement

LEGAL DESCRIPTION

PREPARED FOR: SOUTH JORDAN CANAL COMPANY

(21-0010) CREEKSIDE COMMONS

11/10/2022

(TA)

PROPOSED CANAL EASEMENT DESCRIPTION

An easement reserved in favor of the South Jordan Canal Company for a part of the South Jordan Canal, as determined by survey and described by a deed, recorded December 21, 1883 in Book "X" at Pages 278-279, located in the Northeast Quarter of Section 22, Township 3 South, Range 1 West, Sat Lake Base & Meridian, more particularly described as follows:

Beginning at a point on a Deed line as described by a Warranty Deed, recorded as Entry No. 3978177 in Book 5580 at Page 1487, Date: August 8, 1984 of official records, said point also being S89°56'45"E 1043.00 feet along the Quarter Section line, and N0°03'15"E 436.49 feet, and S89°56'45"E 115.02 feet from the Center Quarter Corner of Section 22, Township 3 South, Range 1 West, Sat Lake Base & Meridian; and running thence S17°43'14"E 7.35 feet; thence S19°39'48"E 31.21 feet; thence S16°55'38"E 21.35 feet; thence S15°38'25"E 39.26 feet; thence S17°24'35"E 28.48 feet; thence S12°01'46"E 40.86 feet; thence S24°29'06"E 73.67 feet; thence S17°38'52"E 20.99 feet; thence S18°51'37"E 3.32 feet; thence S47°07'57"E 2.93 feet; thence S85°50'31"E 4.23 feet; thence S09°01'45"E 23.24 feet; thence S08°26'44"E 42.79 feet; thence S0°33'51"E 70.17 feet to a point on the northerly right-of-way of 11400 South Street; thence running easterly along said right-of-way 24.33 feet along the arc of curve to the left having a 7949.50 foot radius through a central angle of 0°10'31" chord bearing: S89°23'24"E chord length 24.33 feet; thence northwesterly 16.46 feet along the arc of a 27.57 foot radius curve to the right through a central angle of 34°12'39" chord bearing N20°14'14"W chord length 16.22 feet; thence N0°07'44"W 40.61 feet; thence northeasterly 33.77 feet along the arc of a 28.03 foot radius curve to the right through a central angle of 69°02'35" chord bearing N35°24'25"E 31.77 feet; thence N0°53'30"E 27.10 feet; thence N12°02'41"W 14.81 feet; thence N17°52'46"W 7.10 feet; thence N45°00'41"E 3.58 feet; thence N62°29'51"E 2.89 feet to a point on the westerly Subdivision line of Jordan Meadows Subdivision, recorded as Entry Number 8315627 in Book 2002P at Page 209, Date: August 7, 2002 of official records; and running thence along said Subdivision line the following three (3) courses: (1) N18°21'48"W 141.89 feet; thence (2) N18°22'16"W 6.71 feet; thence N13°45'24"W 55.66 feet; thence N20°23'14"W 64.95 feet to said Deed line; thence running westerly along said Deed line N89°56'45"W 56.14 feet to the point of beginning.

Contains 18,486.50 Sq. Feet+/- or 0.42 acres+/-

