#### WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder 8000 South Redwood Road West Jordan, Utah 84088

Portions of APN: <u>26-03-251-004</u>

14075927 B: 11402 P: 9261 Total Pages: 4 02/27/2023 09:37 AM By: adavis Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: WEST JORDAN CITY RECORDER 8000 S REDWOOD ROWEST JORDAN. UT 84088

## TEMPORARY TURNAROUND EASEMENT

IVORY JONES HOLDINGS, LLC, a Utah limited liability company (hereinafter referred to as "Grantor"), whose principal office address is 978 East 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 CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a TEMPORARY EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor 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 incorporated herein by this reference.]

The Easement herein granted is for the following purpose: <u>installation and maintenance of a temporary turnaround and any appurtenances connected thereto (the "Facilities")</u>.

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 Temporary Easement shall automatically expire and terminate when a future City approved subdivision plat covering the property described herein is filed in the office of the Salt Lake County Recorder.

| Signed and delivered this 30 day of January, 2023.  |
|---|
| IVORY JONES HOLDINGS, LLC, a Utah limited liability company   |
| By: <u>Levin Anglesey</u> Its: <u>Manager</u>   |
| STATE OF Utah ): SS. COUNTY OF Salt Lake )  |
|   |
| On this 3D day of 300519, 2023, personally appeared before me Keyw Asses of IVORY JONES HOLDINGS, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company. |
| NOTARY PUBLIC  My Commission Expires: Jan 31, 7523  Residing in Saft Lake, Usa 4  Notary Public - State of Utah Comm. No. 704338  My Commission Expires on Jan 31, 2023   |
| CITY OF WEST JORDAN ATTEST  |
| By: Ruh Down Same: Fangce Sloan Rachel Dornty Title: Mayor  By: Ruh Down Down Name: Fangce Sloan Rachel Dornty Title: City Recorder Deputy  |
| Dated: 02/17/2023  Seal  Seal  AFF OF UTAMORE  Dated: 02/17/2023  |

# EXHIBIT 'A' (DRY CREEK HIGHLANDS PHASE 1-A TURNAROUND EASEMENTS)

#### TEMPORARY TURNAROUND EASEMENT DESCRIPTION 1

An easement located in the NE1/4 of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: S0°08'42"W 2,645.39 feet between the NE1/4 of Section 3 and the E1/4 Corner of Section 3), the City of West Jordan, Utah, more particularly described as follows:

Beginning at a point being located S0°08'42"W 660.52 feet along the Section line and N89°51'18"W 198.88 feet from the Northeast 1/4 Corner of Section 3, T3S, R2W, SLB&M; Beginning at a point, said point being the POINT OF BEGINNING; thence N89°46'19"W 30.00 feet; thence N00°13'41"E 80.60 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 48.00 feet (radius bears: S89°35'52"E) a distance of 219.71 feet through a central angle of 262°15'54" Chord: S48°27'55"E 72.31 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 28.00 feet a distance of 40.40 feet through a central angle of 82°40'02" Chord: S41°20'01"W 36.98 feet; thence S00°13'41"W 5.00 feet to the point of beginning.

Contains: 8,859 square feet or 0.20 acres+/-

### TEMPORARY TURNAROUND EASEMENT DESCRIPTION 2

An easement located in the NE1/4 of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: S0°08'42"W 2,645.39 feet between the NE1/4 of Section 3 and the E1/4 Corner of Section 3), the City of West Jordan, Utah, more particularly described as follows:

Beginning at a point being located S0°08'42"W 1281.98 feet along the Section line and N89°51'18"W 1103.02 feet from the Northeast 1/4 Corner of Section 3, T3S, R2W, SLB&M; thence S00°08'20"W 5.00 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 27.14 feet through a central angle of 55°32'34" Chord: S27°37'57"E 26.09 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 48.00 feet a distance of 243.86 feet through a central angle of 291°05'09" Chord: N89°51'40"W 54.32 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 28.00 feet a distance of 27.14 feet through a central angle of 55°32'34" Chord: N27°54'37"E 26.09 feet; thence N00°08'20"E 5.00 feet; thence S89°51'40"E 30.00 feet to the point of beginning.

Contains: 7,937 square feet or 0.18 acres+/-

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# **REQUEST FOR EXECUTIVE ACTION**

| ORDAN                                 | Requestor: Larry Gardner  Department: Planning            |   | Date: <u>February 9, 2023</u> Deadline Date: <u>ASAP</u> |                 |
|---------------------------------------|---|---|--|-----------------|
| UTAH                                  |   |   |  |                 |
|                                       | Project Name: Dry Creek Highlands Phase 1-A Munis # 23590 |   |  |                 |
| Mayor Approval (Check any that apply) | ☐ CAO Approval  | Other:                                      |  |                 |
| Purpose: May                          | or's signature on Dry Cree                                | ek Highlands Phase 1 Plat and Ease          | ment Documents.  |                 |
| Source: Plan                          | nning Department  |   |  |                 |
| (City Depa                            | nrtment, Bid, RFP, RFQ, Request fro                       | om Another Entity, Federal Government etc.) |  |                 |
| Yes No                                | Other   | Attest Line Included X Yes                  | No   |                 |
| DEPARTMENT HEAD R                     | EVIEW   |   |  |                 |
| Requestor:                            | De Tit  | epartment Head:                             | Scott Langford, Signature                                | 2/15/23<br>Date |
| CITY RECORDER REV                     | <b>′IEW</b> ⊠ Yes [                                       | □ No □                                      | Data   |                 |
| RISK MANAGEMENT F                     | REVIEW / CONTRACT   | REVIEW Signature                            | Date   |                 |
| Insurance Certific                    | cate Attached? 🔲 Yo                                       | es 🖾 No                                     |  |                 |
| Comments:                             |   |   |  |                 |
| APPROVAL:                             | ☐ Yes ⊠ No  |   |  |                 |
|                                       |   | Signature                                   | Title  | Date            |
| PURCHASING REVIEW Comments:           | V   |   |  |                 |
| APPROVAL:                             | ☐ Yes ⊠ No _  |   |  |                 |
| FINANCE REVIEW                        |   | Signature                                   | Title  | Date            |
| Amount \$                             |   | Budgeted Funds Availal                      | ole: 🗌 Yes 🗵 No  |                 |
| GL Code                               |   | <del></del>                                 |  |                 |
| approval: [                           | ☐ Yes ⊠ No  |   |  |                 |
| LEGAL REVIEW                          |   | Signature                                   | Title  | Date            |
| Comments: <u>Do</u>                   | uncan review and sign bel                                 | <u>low.</u>                                 |  |                 |
| APPROVAL: 🛛                           | <br>  Yes   |   | Assistant City Attorney                                  |                 |
| APPRUVAL:                             | <del>-</del>  | ncan Murray Signature                       | Assistant City Attorney                                  | Date            |