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

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 S REDWOOD RD WEST JORDAN, UT 84088



Portions of APN: 26-03-251-004

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: installation and maintenance of a temporary turnaround 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 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.

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+/-

