

WHEN RECORDED, PLEASE RETURN TO:

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

14075928 B: 11402 P: 9265 Total Pages: 3  
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 RD WEST JORDAN, UT 84088



Portions of APN: 26-03-251-004

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**TEMPORARY STORM DRAIN 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.]

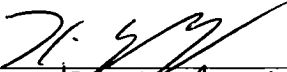
The Easement herein granted is for the following purpose: installation and maintenance of storm drain systems and any appurtenances connected thereto (the "Facilities").

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 or permanent storm drain easement covering the property described herein is filed in the office of the Salt Lake County Recorder.**

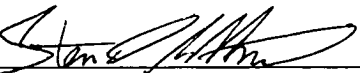
Signed and delivered this 30 day of January, 2023.

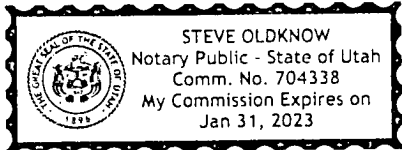
IVORY JONES HOLDINGS, LLC, a Utah limited liability company

  
By: Kevin Anglessey  
Its: Manager

STATE OF Utah )  
  : SS.  
COUNTY OF Salt Lake )

On this 30 day of January, 2023, personally appeared before me Kevin Anglessey, who being by me duly sworn did say that s/he is Manager 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.

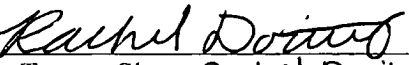
  
NOTARY PUBLIC  
My Commission Expires: Jan 31, 2023  
Residing in Salt Lake, Utah



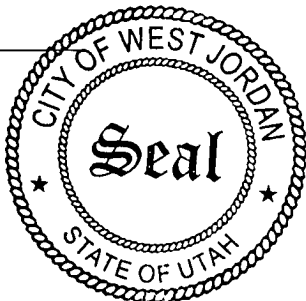
CITY OF WEST JORDAN

ATTEST

By:   
Name: Dirk Burton  
Title: Mayor

By:   
Name: ~~Tangee Sloan~~ Rachel Dority  
Title: City Recorder  
Deputy

Dated: 02/17/2023



**EXHIBIT 'A'**  
**(DRY CREEK HIGHLANDS PHASE 1-A DRAINAGE EASEMENTS)**

**DRAINAGE 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 660.81 feet along the Section line and N89°51'18"W 194.30 feet from the Northeast 1/4 Corner of Section 3, T3S, R2W, SLB&M; thence N89°46'19"W 34.58 feet; thence N00°13'41"E 10.00 feet; thence N89°46'19"W 215.60 feet; thence N24°54'44"W 48.28 feet; thence N34°41'17"E 192.89 feet; thence S89°46'19"E 68.28 feet; thence S27°47'08"E 95.14 feet; thence S00°13'41"W 88.71 feet; thence S89°50'31"E 48.58 feet; thence S00°13'41"W 40.10 feet to the point of beginning.

Contains: 35,834 square feet or 0.82 acres+/-

**DRAINAGE 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 698.15 feet along the Section line and N89°51'18"W 1134.44 feet from the Northeast 1/4 Corner of Section 3, T3S, R2W, SLB&M; thence S81°01'03"W 20.26 feet; thence N00°13'41"E 24.33 feet; thence S89°46'19"E 20.00 feet; thence S00°13'41"W 21.08 feet to the point of beginning.

Contains: 454 square feet or 0.01 acres+/-