

WHEN RECORDED, PLEASE RETURN TO:

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

14207628 B: 11473 P: 3475 Total Pages: 5
02/22/2024 03:45 PM By: Jattermann Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY,
8000 S REDWOOD RD WEST JORDAN, UT 84088



Portions of APN: 20-27-176-001

SEWER EASEMENT

WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, L.L.C., a Utah limited liability company (collectively and hereinafter referred to as "Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, 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"), with a principal office address of 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a SEWER EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor collectively 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 by this reference made a part hereof].

The Easement herein granted is for the following purpose: installation and maintenance of a sewer line 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 Sewer Easement shall automatically expire and terminate when a future City-approved public road right-of-way is dedicated over the property described herein, with the road dedication being evidenced by a City-approved deed or subdivision plat being filed in the office of the Salt Lake County Recorder; provided, however, that in the event a public road right-of-way is dedicated over only a portion of the property described herein, then this Easement shall automatically expire and terminate only to that portion of the property covered by the newly dedicated City road right-of-way, and this Easement shall remain in full force and effect for the remainder of the property that is not covered by the newly dedicated City road right-of-way.

Signed and delivered this 26 day of December, 2023.

**WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company**

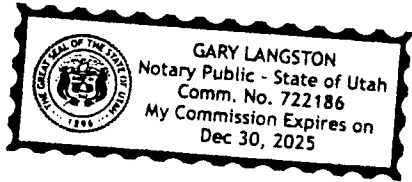
[Signature]
By: Ty McCutcheon
Its: Manager

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

On this 26 day of December, 2023, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/30/25
Residing in Utah County, Utah



G & N WOOD PROPERTIES, L.L.C.,
a Utah limited liability company

Norma G. Wood

By: Norma G. Wood
 Its: Manager

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

On this 28th day of December, 2023, personally appeared before me Norma G. Wood, who being duly sworn did say that she is the Manager of G & N Wood Properties, L.L.C., a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

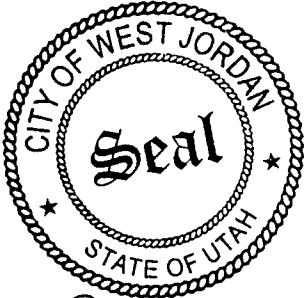
Alexis Gruninger
 NOTARY PUBLIC



My Commission Expires: 04/25/2025
 Residing in Kaysville, Utah

CITY OF WEST JORDAN

ATTEST



By: *Dirk Burton*
 Name: Dirk Burton
 Title: Mayor

By: *Tangee Sloan*
 Name: Tangee Sloan
 Title: City Recorder

Dated: 2.1.2024

Exhibit 'A'

**WOOD RANCH PLAT 1 – WEST JORDAN CITY
SEWER EASEMENTS**

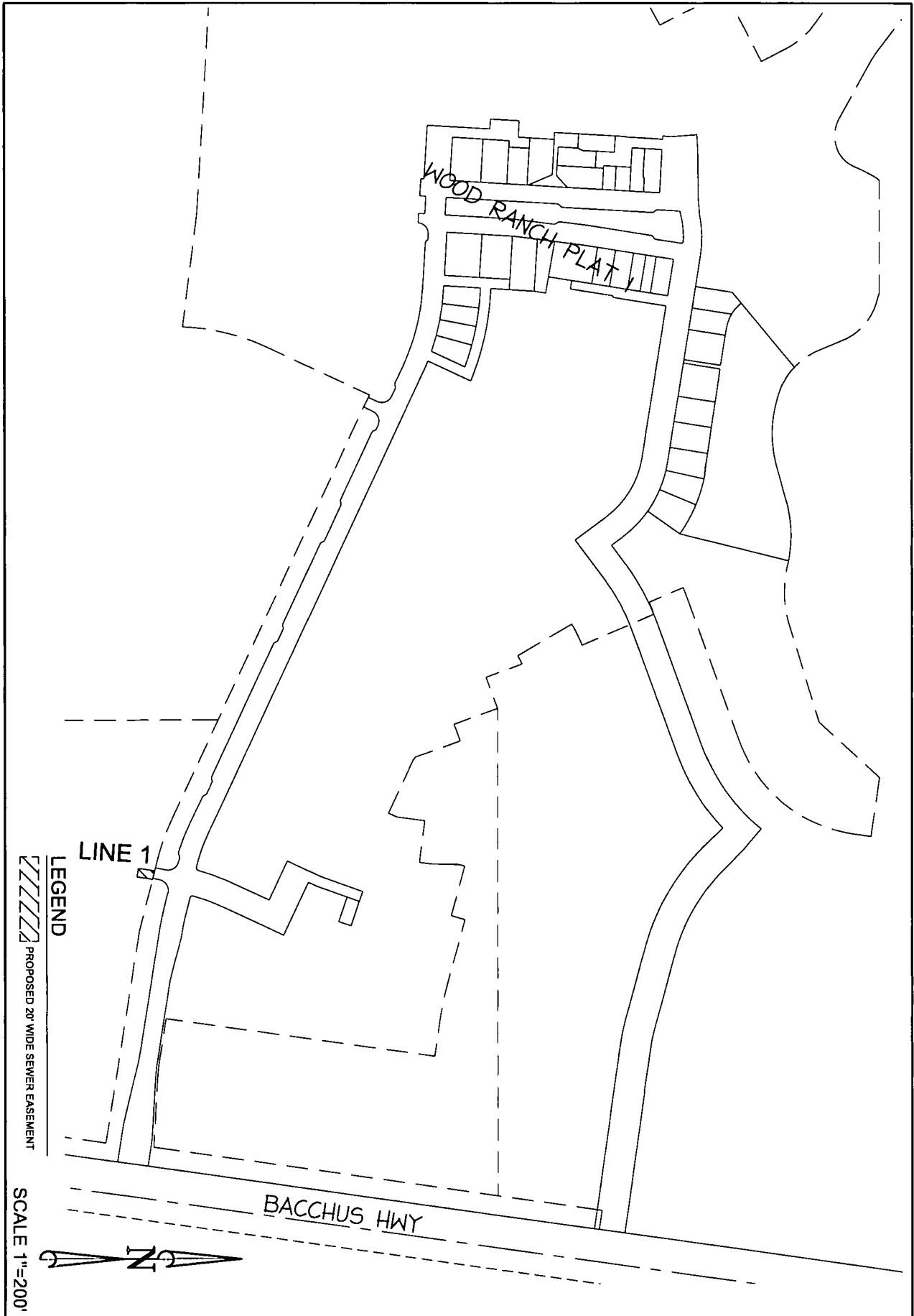
(Line 1)


A twenty (20) foot wide sanitary sewer easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3158.765 feet along the Section Line and West 969.958 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 13°15'50" West 9.643 feet; thence South 08°06'26" West 27.500 feet to the point of terminus.

Contains: (approx. 37 L.F.)

XREFS:





 PROPOSED 20' WIDE SEWER EASEMENT

LEGEND

LINE 1

BACCHUS HWY

SCALE 1"=200'

DATE: _____ TIME: _____
 NETWORK: _____
 PATH: _____
 DWG NAME: _____
 LAYOUT: _____
 DESIGNER: _____ MGR: _____


PERIGEE CONSULTING
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WOOD RANCH PLAT 1 - WEST JORDAN CITY
SEWER EASEMENTS