

WHEN RECORDED, PLEASE RETURN TO:

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

14207731 B: 11473 P: 3974 Total Pages: 11
02/23/2024 09:11 AM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 SOUTH REDWOOD ROAD WEST JORDAN, UT 84088



Portions of APN: 26-03-251-005

UTILITY EASEMENT

IVORY JONES HOLDINGS, LLC, a Utah limited liability company (hereinafter referred to as “Grantor”), 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, UTAH, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as “Grantee”), its successors, assigns, licensees and agents, a UTILITY EASEMENT (the “Easement”) upon, over, under, across and through the following tracts of land, which the Grantor owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described and depicted as follows, to wit (the “Easement Area”):

[See Exhibits ‘A’ and ‘B’ attached hereto and by this reference incorporated herein.]

The Easement herein granted is for the following purpose: installation and maintenance of City utilities 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 within the Easement Area. 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 from the Easement Area that may interfere with the use of said Easement by Grantee. Grantor reserves the right to occupy, use and cultivate the Easement Area for all purposes not inconsistent with the rights herein granted.

This Utility Easement shall automatically expire and terminate when future City-approved public roads are dedicated over the Easement Area, with the road dedications 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 is dedicated over only a portion of the Easement Area, then this Easement shall automatically expire and terminate only to that portion of the Easement Area covered by the newly dedicated City road, and this Easement shall remain in full force and effect for the remainder of the Easement Area that is not covered by the newly dedicated City road.

Signed and delivered this 5th day of February, 2024.

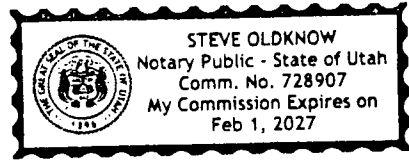
IVORY JONES HOLDINGS, LLC, a Utah limited liability company

[Signature]
By: Kevin Anglesey
Its: Manager

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

On this 5th day of FEBRUARY, 2024, personally appeared before me KEVIN ANGLESEY, who being by me duly sworn did say that s/he is the 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.

[Signature]
NOTARY PUBLIC
My Commission Expires: FEB 01 2027
Residing in SALT LAKE, UTAH



CITY OF WEST JORDAN, UTAH

ATTEST

By: [Signature]
Name: Dirk Burton
Title: Mayor

By: [Signature]
Name: ~~Tangee Sloan~~ Alexandra Sanchez Clegg
Title: City Recorder Deputy

Dated: February 15, 2024



EXHIBIT 'A'

**LEGAL DESCRIPTIONS
PREPARED FOR
DRY CREEK HIGHLANDS PHASE 1-B
WEST JORDAN, UTAH**

07/10/2023

22-0292

JPW/RM

UTILITY EASEMENT 1

Located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N00°08'42"E 1329.67 feet along the Section line and N89°51'18"W 1335.02 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N89°52'25"W 50.00 feet; thence N00°07'35"E 15.00 feet; thence S89°52'25"E 50.00 feet; thence S00°07'35"W 15.00 feet to the point of beginning.

Contains: 750 square feet +/-

UTILITY EASEMENT 2

Located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N0°08'42"E 1329.62 feet along the Section line and N89°51'18"W 1570.02 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N89°52'25"W 50.00 feet; thence NORTH 15.00 feet; thence S89°52'25"E 50.00 feet; thence SOUTH 15.00 feet to the point of beginning.

Containing 750 sqft +/-

UTILITY EASEMENT 4

Located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N0°08'42"E 1060.60 feet along the Section line and N89°51'18"W 1634.99 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence S00°07'53"W 50.00 feet; thence N89°52'07"W 15.00 feet; thence N00°07'53"E 50.00 feet; thence S89°52'07"E 15.00 feet to the point of beginning.

Containing 750 sqft +/-

UTILITY EASEMENT 6

Located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N00°08'42"E 693.92 feet along the Section line and N89°51'18"W 1335.97 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence N89°43'06"W 50.00 feet; thence N00°16'54"E 15.00 feet; thence S89°43'06"E 50.00 feet; thence S00°16'54"W 15.00 feet to the point of beginning.

Containing 750 Sqft +/-

UTILITY EASEMENT 7

Located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N0°08'42"E 679.03 feet along the Section line and N89°51'18"W 1400.99 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence S00°05'07"W 50.00 feet; thence N89°54'53"W 15.00 feet; thence N00°05'07"E 50.00 feet; thence S89°54'53"E 15.00 feet to the point of beginning.

Containing 750 SQFT +/-

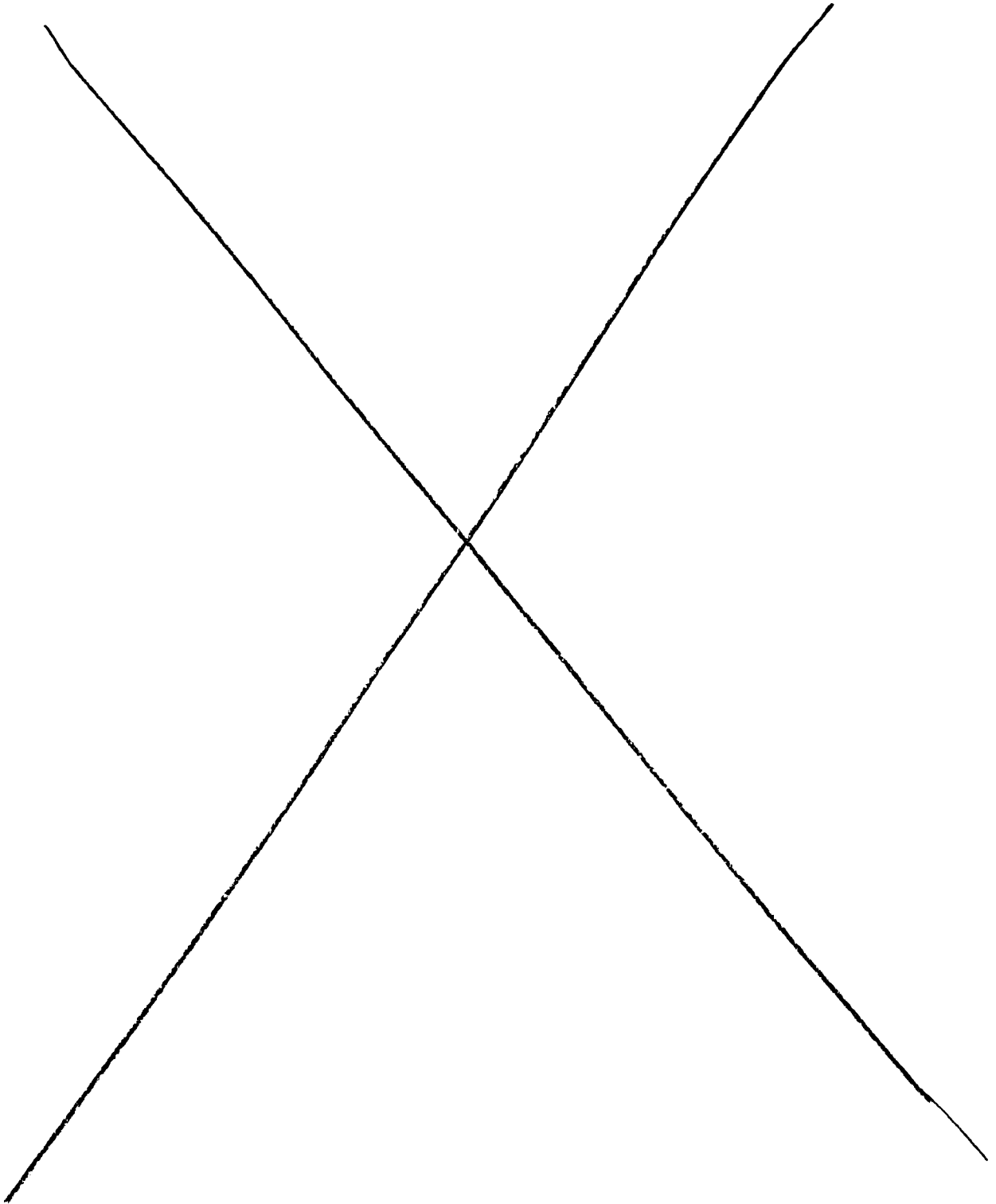
UTILITY EASEMENT 9

Located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point N0°08'42"E 211.03 feet along the Section line and N89°51'18"W 1400.94 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence S00°05'07"W 50.00 feet; thence N89°54'43"W 15.00 feet; thence N00°05'07"E 50.00 feet; thence S89°54'43"E 15.00 feet to the point of beginning.

Containing 750 SQFT +/-

EXHIBIT 'B'

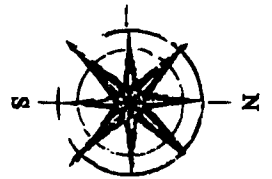
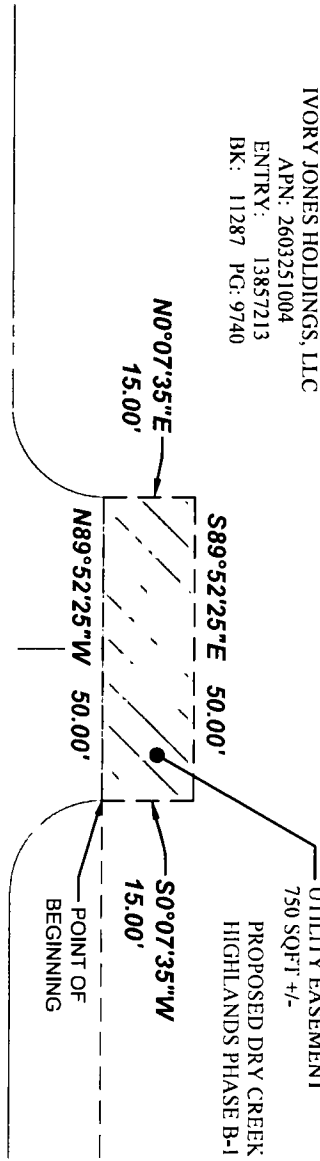




IVORY JONES HOLDINGS, LLC
 APN: 2603251004
 ENTRY: 13857213
 BK: 11287 PG: 9740

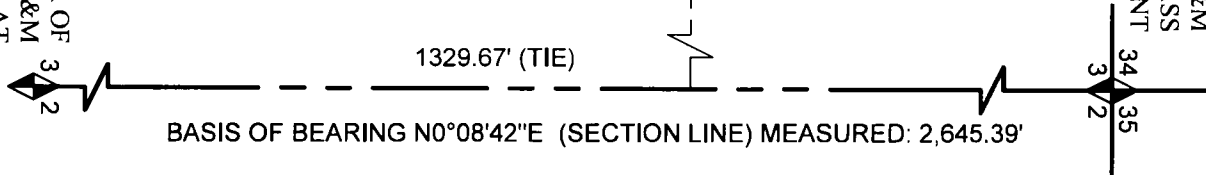
PROPOSED DRY CREEK
 HIGHLANDS PHASE C-1

BANNON STREET
 PUBLIC-50' STREET



NORTHEAST CORNER OF
 SECTION 3, T3S, R2W, SLB&M
 FOUND 2.5" FLAT BRASS
 MONUMENT

EAST 1/4 CORNER OF
 SECTION 3, T3S, R2W, SLB&M
 FOUND 2.5" FLAT
 BRASS MONUMENT



Date Created	06/29/23
Scale	AS IS
Drawn	RM/JPW
Job	22-0292
Sheet	1 of 1

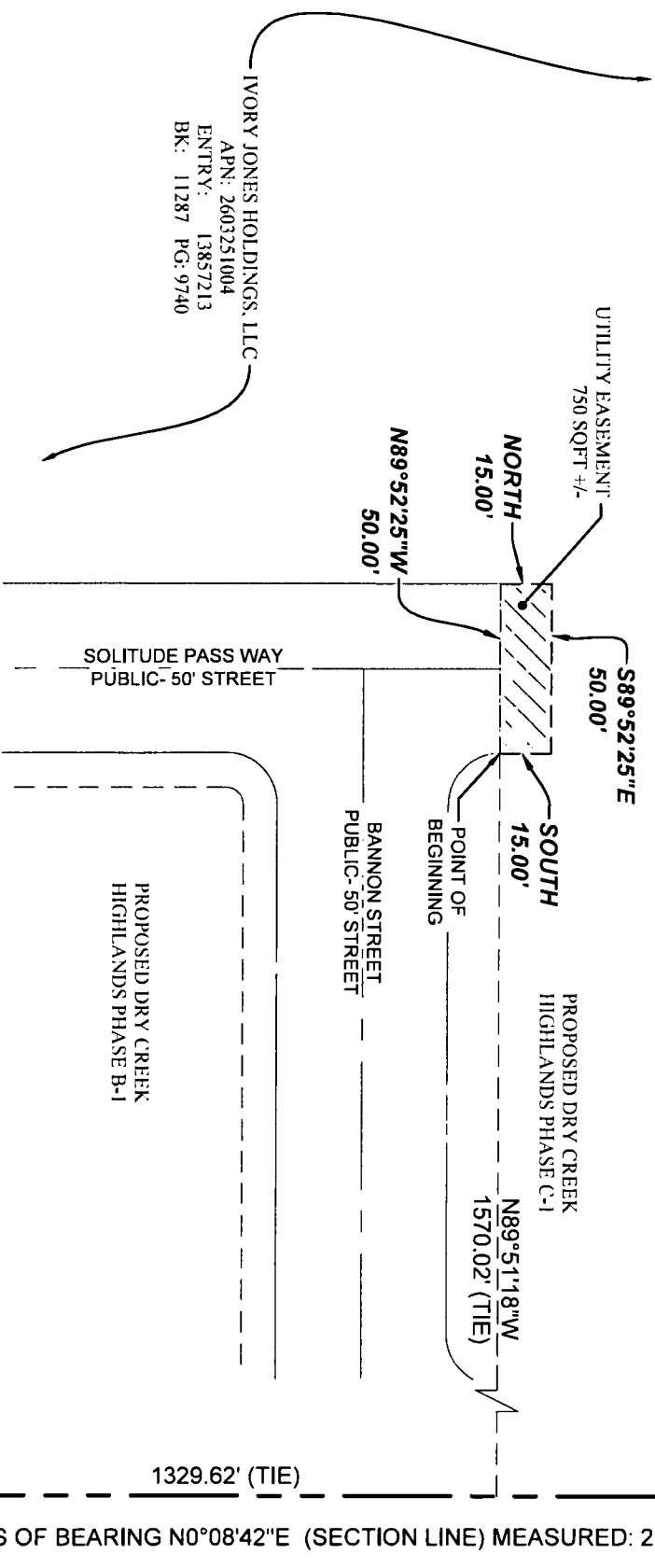
UTILITY EASEMENT EXHIBIT 1
 CITY OF WEST JORDAN, UTAH

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

I:_027\22-0292_jones Ranch Photo 18\design 22-0292\dwg\exhibits\22-0292 lower easement exhibit 1 12022022.dwg



IVORY JONES HOLDINGS, LLC
 APN: 2603251004
 ENTRY: 13857213
 BK: 11287 PG: 9740



NORTHEAST CORNER OF
 SECTION 3, T3S, R2W, SLB&M
 FOUND 2.5" FLAT BRASS
 MONUMENT



EAST 1/4 CORNER OF
 SECTION 3, T3S, R2W,
 SLB&M
 FOUND 2.5" FLAT
 BRASS MONUMENT



BASIS OF BEARING N0°08'42"E (SECTION LINE) MEASURED: 2,645.39'

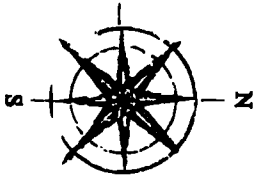


Date Created	06/29/23
Scale	N.T.S.
Drawn	RM//JPW
Job	22-0292
Sheet	1 of 1

UTILITY EASEMENT EXHIBIT 2

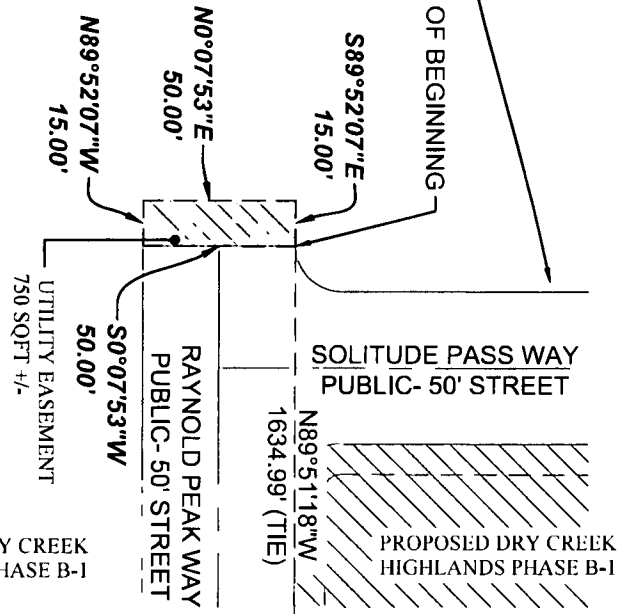
CITY OF WEST JORDAN, UTAH

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com



IVORY JONES HOLDINGS, LLC
 APN: 2603251004
 ENTRY: 13857213
 BK: 11287 PG: 9740

POINT OF BEGINNING



NORTHEAST CORNER OF SECTION 3, T3S, R2W, SLB&M FOUND 2.5" FLAT BRASS MONUMENT

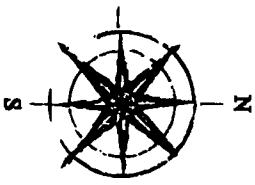
EAST 1/4 CORNER OF SECTION 3, T3S, R2W, SLB&M FOUND 2.5" FLAT BRASS MONUMENT

1060.60' (TIE)
 BASIS OF BEARING $N0^{\circ}08'42''E$ (SECTION LINE) MEASURED: 2,645.39'

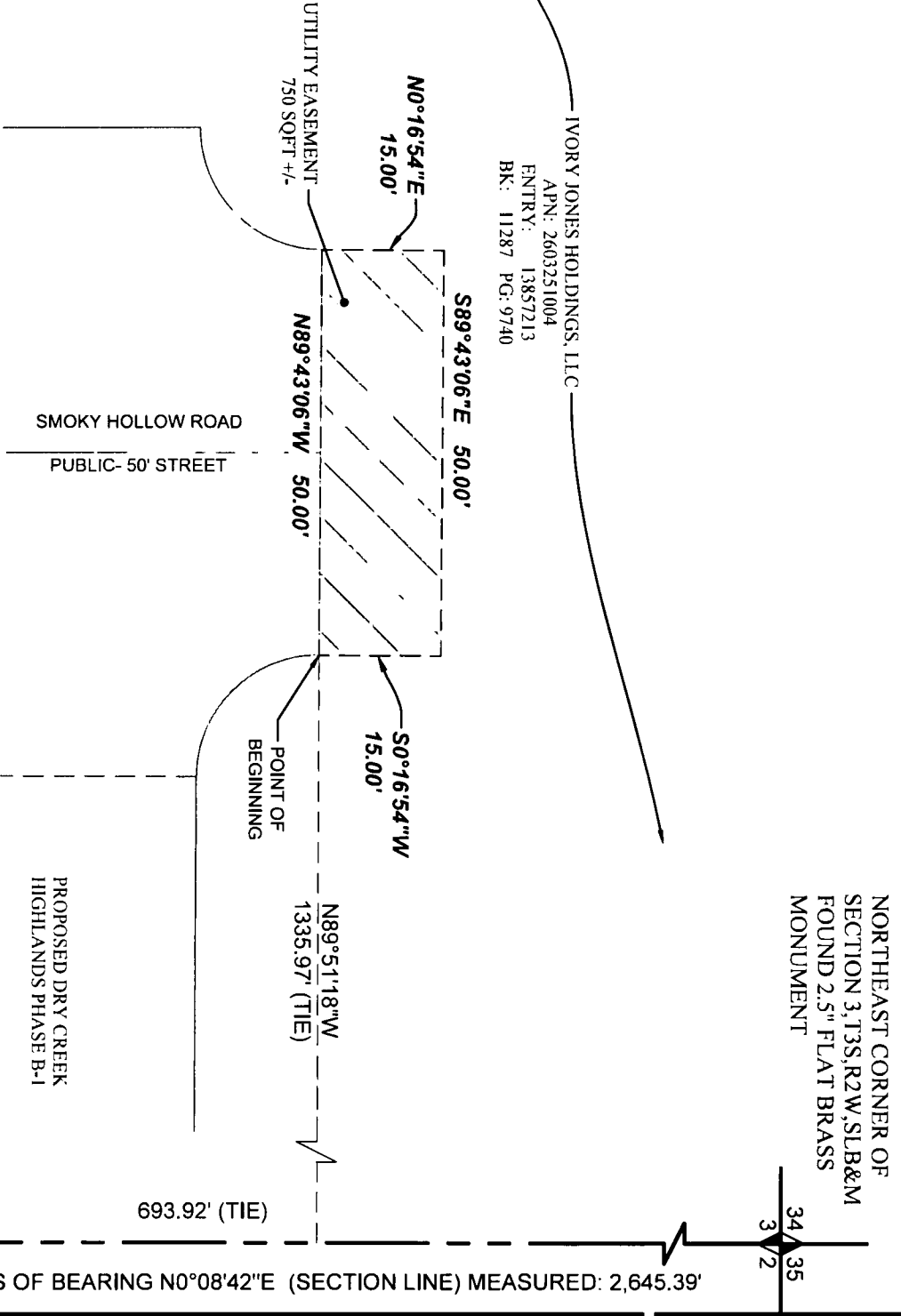
Date Created	06/29/23
Scale	N.T.S
Drawn	RM/JPW
Job	22-0292
Sheet	1 of 1

UTILITY EASEMENT EXHIBIT 4
 CITY OF WEST JORDAN, UTAH

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com



IVORY JONES HOLDINGS, LLC
 APN: 2603251004
 ENTRY: 13857213
 BK: 11287 PG: 9740



EAST 1/4 CORNER OF
SECTION 3, T3S, R2W,
SLB&M
FOUND 2.5" FLAT
BRASS MONUMENT

NORTHEAST CORNER OF
SECTION 3, T3S, R2W, SLB&M
FOUND 2.5" FLAT BRASS
MONUMENT

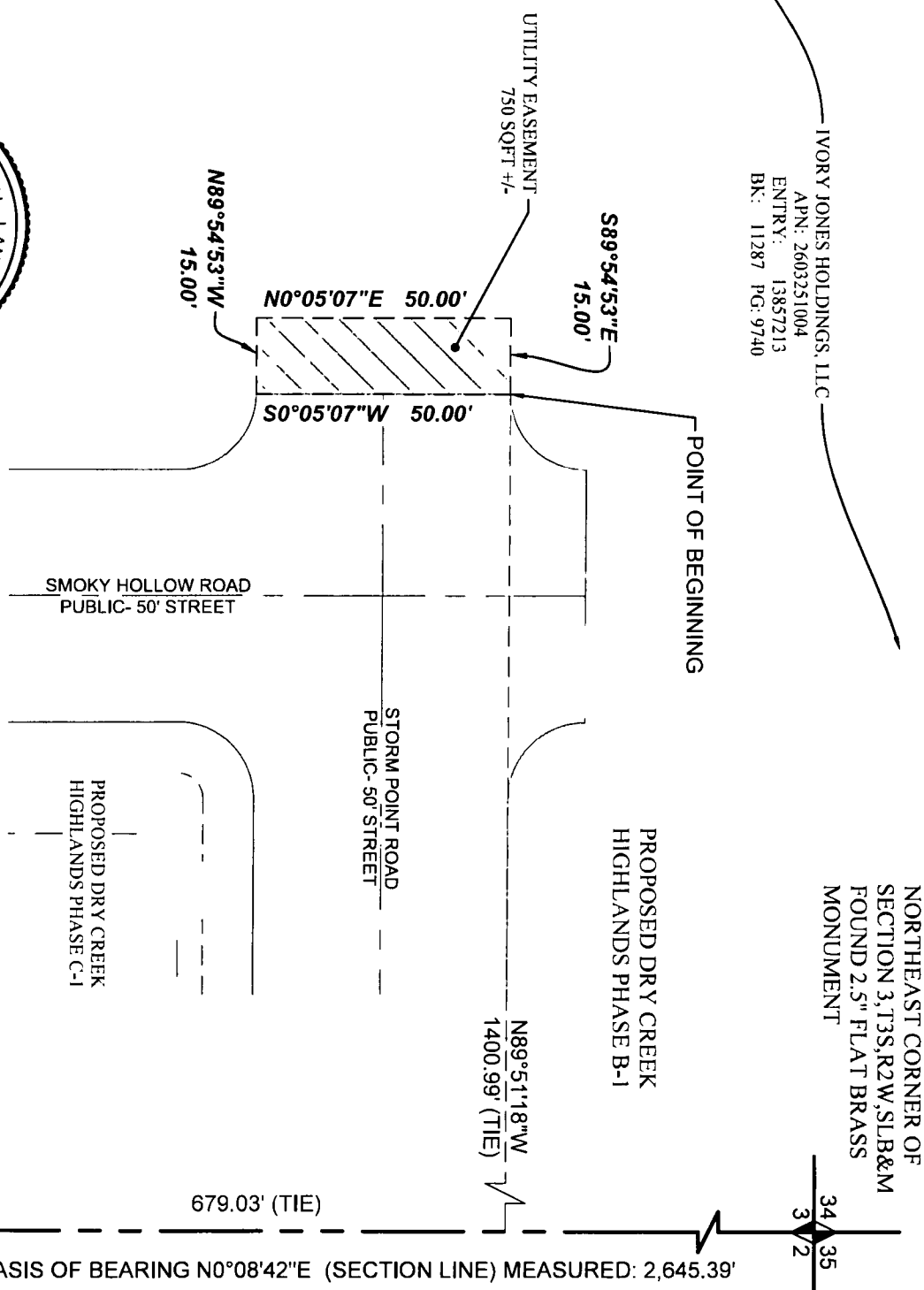
Date Created	06/29/23
Scale	N.T.S.
Drawn	RM/JPW
Job	22-0292
Sheet	1 of 1

UTILITY EASEMENT EXHIBIT 6
 CITY OF WEST JORDAN, UTAH

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com



IVORY JONES HOLDINGS, LLC
 APN: 2603251004
 ENTRY: 13857213
 BK: 11287 PG: 9740

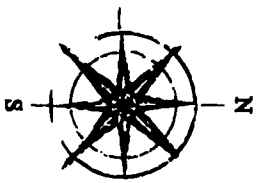


Date Created	12/15/2022
Scale	N T S
Drawn	RM/PW
Job	22-0292
Sheet	1 of 1

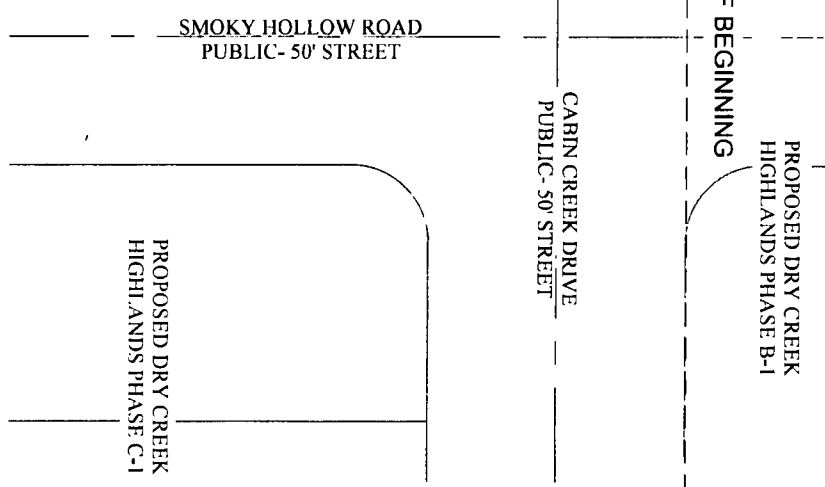
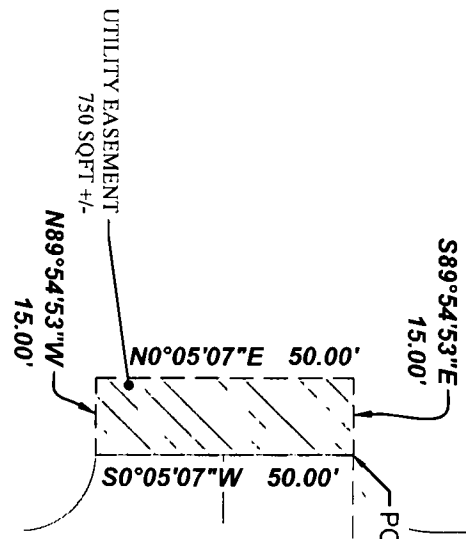
UTILITY EASEMENT EXHIBIT 7
 CITY OF WEST JORDAN, UTAH

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

I:\2022\22-0292 Jones Ranch Phase 1B\design\22-0292\dwg\exhibits\22-0292 utility easement exhibit 7 04292023.dwg

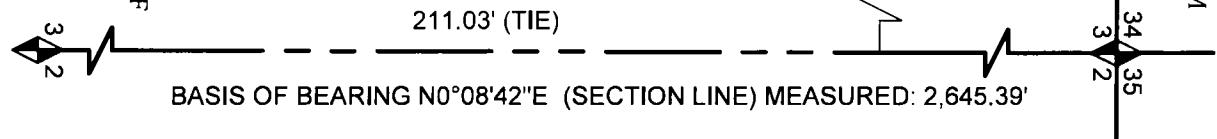


IVORY JONES HOLDINGS, LLC
 APN: 2603251004
 ENTRY: 13857213
 BK: 11287 PG: 9740



NORTHEAST CORNER OF
 SECTION 3, T3S, R2W, SLB&M
 FOUND 2.5\"/>

EAST 1/4 CORNER OF
 SECTION 3, T3S, R2W,
 SLB&M
 FOUND 2.5\"/>



BASIS OF BEARING N0°08'42\"/>

Date Created	12/15/2022
Scale	N T S
Drawn	RM/JPW
Job	22-0292
Sheet	1 of 1

UTILITY EASEMENT EXHIBIT 9

CITY OF WEST JORDAN, UTAH

FOCUS[®]
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

Z:_2022\22-0292 - Ivory Jones Ranch Phase 1\B\design 22-0292\dwg\exhibits\22-0292 utility easement exhibit 9 06292023.dwg