

14207732 B: 11473 P: 3985 Total Pages: 4
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

WHEN RECORDED, PLEASE RETURN TO:

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



Portions of APN: 26-03-251-005

SEWER 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 SEWER EASEMENT (the “Easement”) upon, over, under, across and through the following 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 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 a sewer system 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 Sewer Easement shall automatically expire and terminate when the future City-approved Smoky Hollow Road is dedicated over the Easement Area, 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.

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

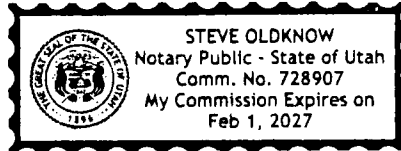
IVORY JONES HOLDINGS, LLC, a Utah limited liability company

[Signature]
By: Kevin Anglessey
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 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

ATTEST

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

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

Dated: February 15, 2024



EXHIBIT 'A'

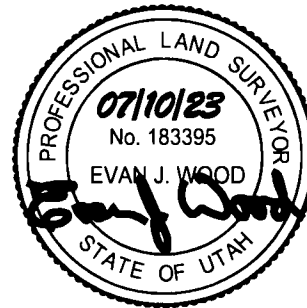
LEGAL DESCRIPTION
PREPARED FOR
DRY CREEK HIGHLANDS PHASE 1-B
WEST JORDAN, UTAH
07/10/2023
22-0292
RM/JPW

SEWER EASEMENT EXHIBIT

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 995.67 feet along the Section line and N89°51'18"W 1337.00 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 15.00 feet; thence N89°52'07"W 10.00 feet; thence N00°07'53"E 15.00 feet; thence S89°52'07"E 10.00 feet to the point of beginning.


Containing 150 SQFT +/-



Date Created:	06/29/23
Scale:	N.T.S.
Drawn:	RM/JPW
No:	22-0292
Sheet:	1 of 1

SEWER EASEMENT EXHIBIT 'B'

CITY OF WEST JORDAN, UTAH



FOCUS
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
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