

WHEN RECORDED, PLEASE RETURN TO:

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

14208855 B: 11474 P: 459 Total Pages: 6
02/27/2024 10:22 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: 20-27-100-003

STORM DRAIN EASEMENT

BLAND RECYCLING LLC, a Utah limited liability company (hereinafter referred to as "Grantor"), with a principal office address of PO Box 410, Riverton, Utah 84065, 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 **STORM DRAIN 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 by this reference made a part hereof].

The Easement herein granted is for the following purpose: installation and maintenance of a storm drain 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 so long as Grantee repairs any damage to the property to its condition prior to Grantee's use. Grantee shall have the right to clear and remove all trees and other obstructions within the easement area that may interfere with the use of said Easement by Grantee. Grantor retains the right to occupy, use and cultivate said property, including the easement area for all purposes that do not unreasonably interfere with the rights herein granted.

Grantee agrees to indemnify, hold harmless and defend Grantor, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantee's use of the easement or any activities conducted thereon by Grantee, his/her/its agents, employees, invitees or as a result of Grantee's actions or inactions.

This Storm Drain 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 21st day of February, 2024.

**BLAND RECYCLING LLC,
a Utah limited liability company**

By: Byron Boe Bland
Its: Manager

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

On this 21st day of February, 2024, personally appeared before me Byron Boe Bland, who being by me duly sworn did say that he is the Manager of Bland Recycling LLC, a Utah limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement, and duly acknowledged to me that said limited liability company executed the same.

~~NOTARY PUBLIC~~

My Commission Expires: 11-16-2027
Residing in Salt Lake City, Utah



CITY OF WEST JORDAN

ATTEST

By: Dirk I. Burton
Name: Dirk Burton
Title: Mayor

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



Dated: 2.23.2024

Exhibit 'A'

**WOOD RANCH PLAT 1 – BLAND RECYCLING
STORM DRAIN EASEMENTS**

(Line 1)

A storm drain 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 more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of State Road 111 (Bacchus Highway), said point lies North 00°06'38" West 3113.087 feet along the Section Line and West 174.089 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 83°41'01" East 30.289 feet; thence South 78°50'55" East 22.922 feet; thence South 11°09'05" West 20.000 feet; thence North 78°50'55" West 22.078 feet; thence North 83°41'01" West 30.047 feet to said State Road 111 (Bacchus Highway); thence along said State Road 111 (Bacchus Highway) North 08°02'22" East 20.009 feet to the point of beginning.

Property contains 0.024 acres, 1053 square feet.

XREFS:

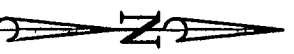
\\00724-Wood Ranch\Survey\Exhibit\Plat 1\2023-03-28 00724 WR Plat 1 Offsite Storm Drain Easements-Bland.dwg, 9/13/2023 2:57:01 PM, DWG To PDF.pc3



LEGEND

////// PROPOSED STORM DRAIN EASEMENT

SCALE 1"=200'



JOB NUMBER
00724

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

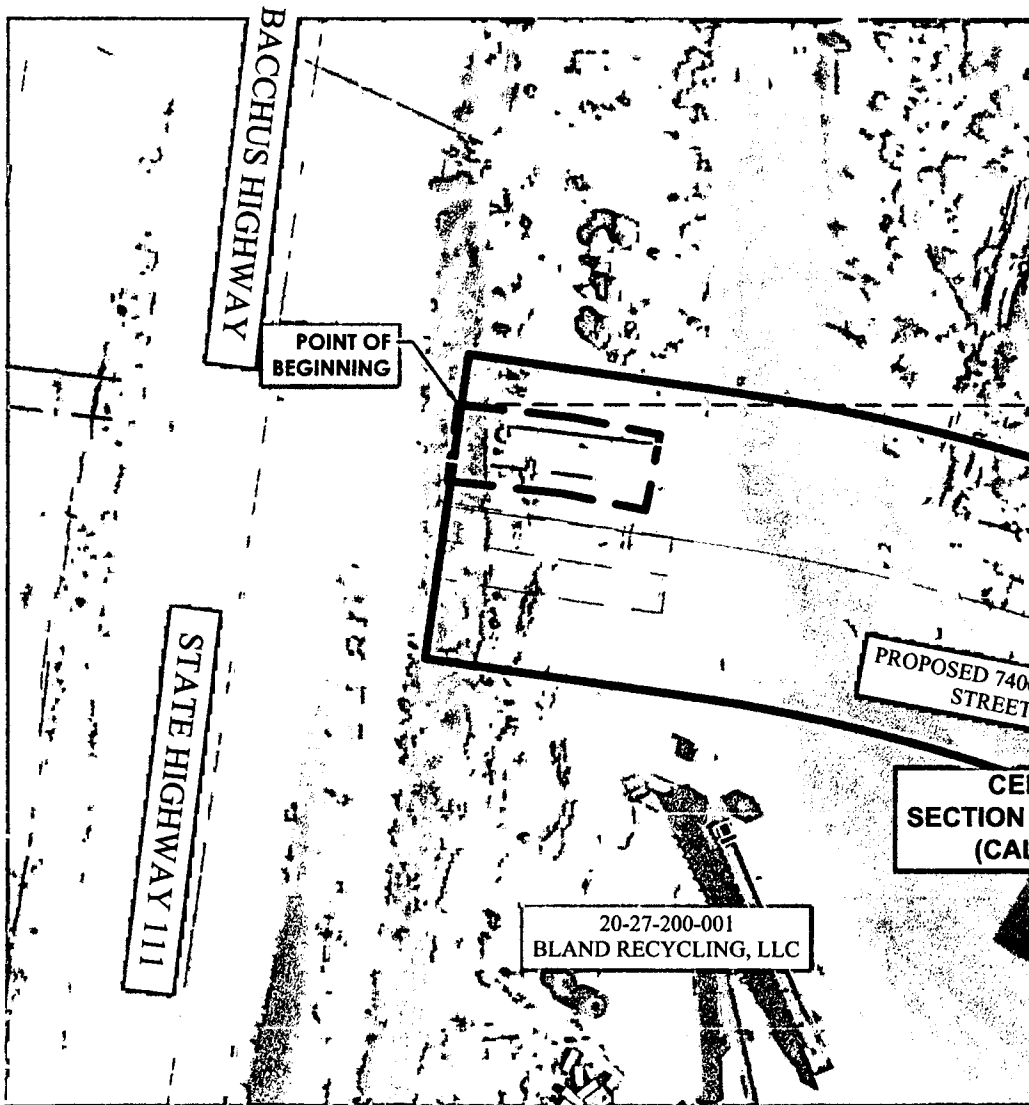


PERIGEE
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TEL: 303.733.1111 FAX: 303.733.1112
WWW.PERIGEECONSULTING.COM

**WOOD RANCH PLAT 1 - BLAND RECYCLING
STORM DRAIN EASEMENT**

NORTH 1/4 CORNER OF
SECTION 27, T2S, R2W, SLB&M
FOUND 2.5" STANDARD FLAT
TOP BRASS MONUMENT

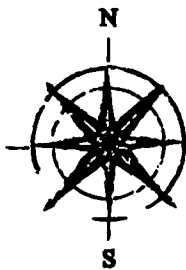


WEST 174.089' (TIE)

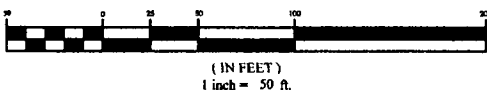
PROPOSED 7400 SOUTH
STREET

CENTER 1/4 CORNER OF
SECTION 27, T2S, R2W, SLB&M
(CALCULATED POSITION)

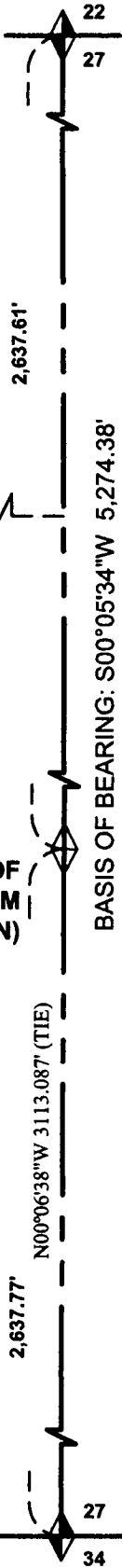
20-27-200-001
BLAND RECYCLING, LLC



GRAPHIC SCALE



SOUTH 1/4 CORNER OF
SECTION 27, T2S, R2W, SLB&M
FOUND 2.5" STANDARD FLAT
TOP BRASS MONUMENT 2002



BASIS OF BEARING: S00°05'34"W 5,274.38'
(MEASURED: NORTH 1/4 CORNER TO SOUTH 1/4 CORNER)
(RECORD PER ARP: S00°07'15"E 5,275.96')

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

WOOD RANCH PLAT 1

STORM DRAIN EASEMENT

Date Created:	9/29/2023
Scale:	1"=50'
Drawn:	ARS
Job:	22-0438
Sheet:	

1 of 1