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WHEN RECORDED, PLEASE RETURN TO:

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

14234952 B: 11488 P: 4273 Total Pages: 7
05/01/2024 10:37 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To WEST JORDAN CITY RECORDER
8000 SOUTH REDWOOD ROAD WEST JORDAN, UT 84088



Portions of APN: 20-26-326-051
20-26-457-008

TEMPORARY UTILITY EASEMENT

LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company, AND, CW COPPER RIM 1, 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, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), its successors, assigns, licensees and agents, a TEMPORARY UTILITY EASEMENT upon, over, under, across and through the following described and depicted 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:

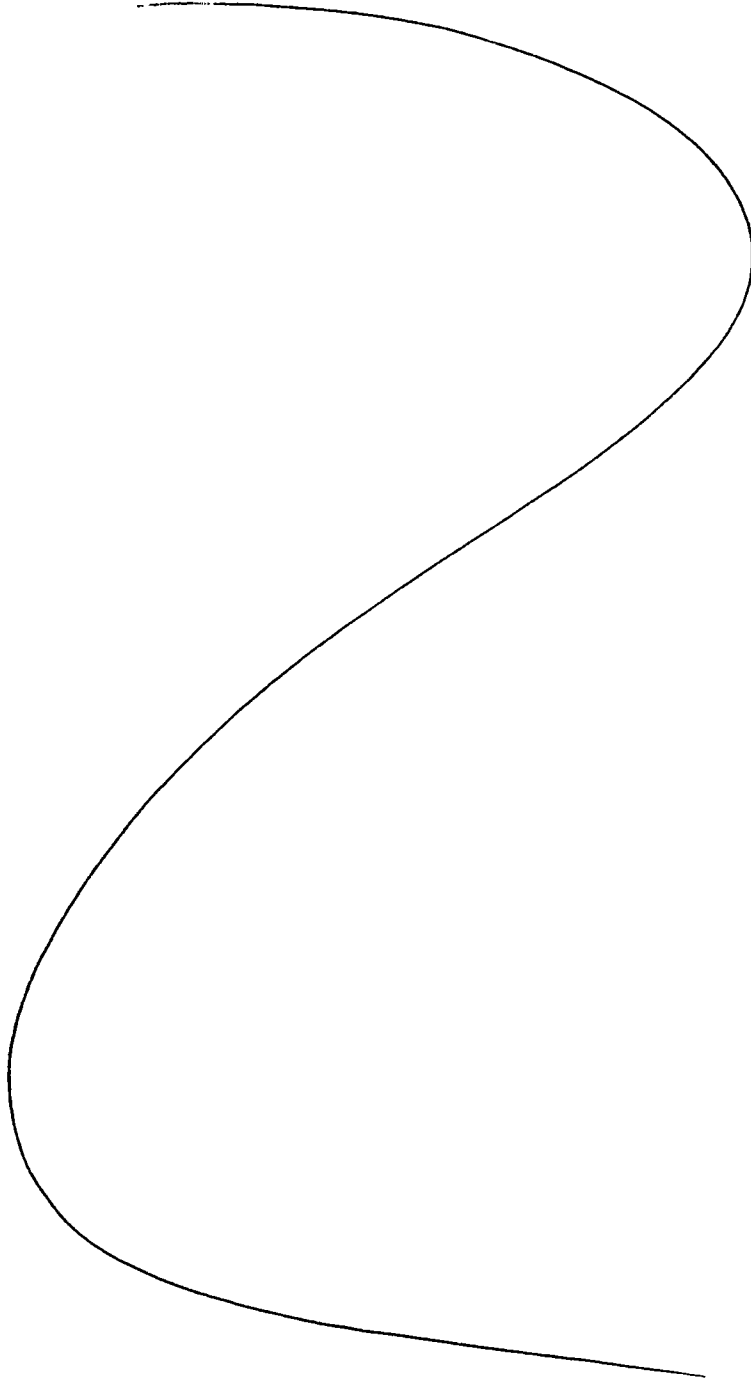
[See Exhibits "A" and "B" attached hereto and incorporated herein by this reference.]

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. 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 Utility Easement shall automatically expire and terminate when a City approved public road is dedicated over the property described herein, evidenced by a deed or subdivision plat filed in the office of the Salt Lake County Recorder.

Exhibit "A"



**LEGAL DESCRIPTION
PREPARED FOR LENNAR HOMES OF UTAH, LLC
SIENNA HILLS II PHASE 1
WEST JORDAN CITY, UTAH
JUNE 30, 2023
22-0433
(RM)**

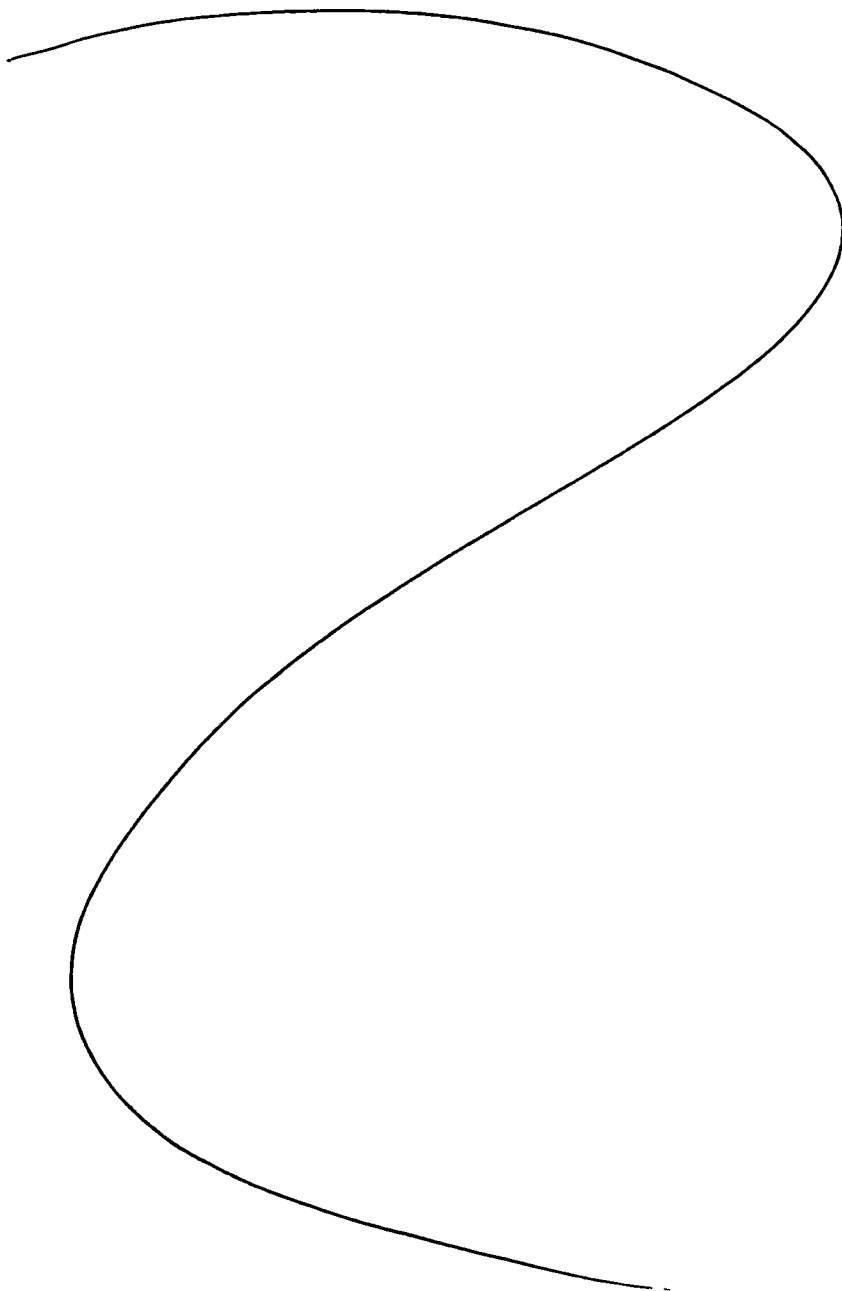
TEMPORARY UTILITY EASEMENT 2 LEGAL DESCRIPTION

An easement located in the Southeast Quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point S89°43'41"W 2487.77 feet along the 1/4 Section line and S00°16'19"E 1228.83 feet from the East Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence S36°20'43"E 58.00 feet; thence S53°39'17"W 15.00 feet; thence N36°20'43"W 58.00 feet; thence N53°39'17"E 15.00 feet to the point of beginning.

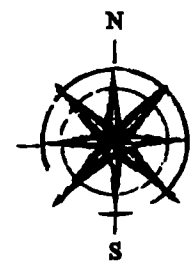
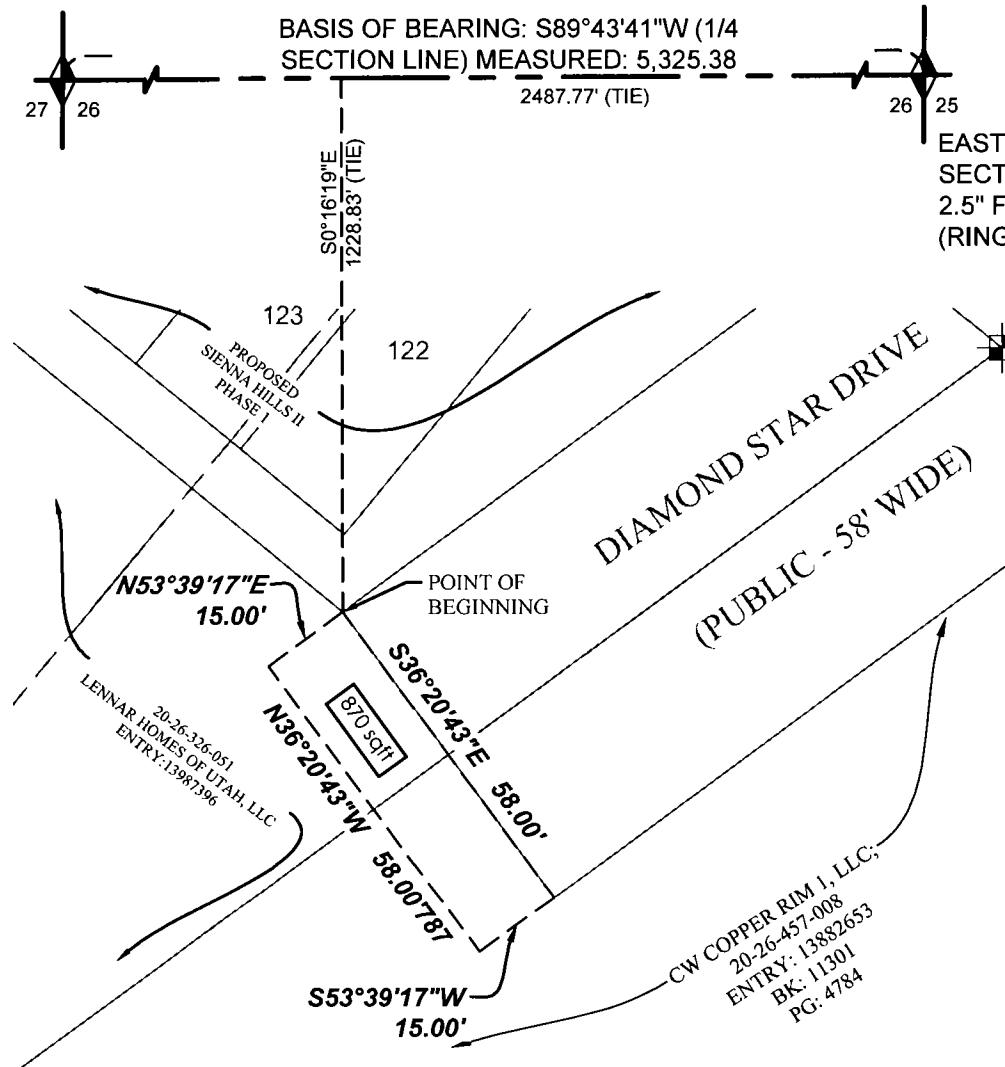

Containing 870 square feet +/-

Exhibit "B"



WEST 1/4 CORNER OF
SECTION 26, T2S, R2W, SLB&M
2.5" FLAT BRASS CAP
MONUMENT

EAST 1/4 CORNER OF
SECTION 26, T2S, R2W, SLB&M
2.5" FLAT BRASS MONUMENT
(RING & LID)

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

SIENNA HILLS II

TEMPORARY UTILITY EASEMENT 2

Date Created	06/30/2023
Scale	NTS
Drawn	RM
Job	22-0433
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1 of 1	

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