

WHEN RECORDED RETURN TO:  
West Valley City Recorder  
3600 South Constitution Blvd.  
West Valley City, Utah 84119

14240541 B: 11491 P: 4065 Total Pages: 2  
05/15/2024 10:12 AM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WEST VALLEY CITY  
3600 CONSTITUTION BLVD WVC, UT 841193720



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Space above for County Recorder's use  
PARCEL I.D. #20-02-478-001

### STORM DRAIN EASEMENT

**West Valley School Development II, LLC, a Utah limited liability company, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 S. Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for the installation, operation, maintenance, repair, alteration, enlargement, inspection, relocation, and replacement of storm drain and flood control facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:**

A Storm Drain Easement located in the Southeast Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on Grantor's east line, said point also being on the west right-of-way line of 5600 West Street, being located South 0°07'46" East 1320.30 feet along the East line of the Southeast Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian and West 53.00 feet to the Southeast Corner of Lot 7, of Cape Code Estates Phase 1 Subdivision and South 0°07'46" East 5.79 feet from the found Salt Lake County Monument marking the East Quarter Corner of said Section 2, and running thence South 0°07'46" East 15.00 feet along said west right-of-way line; thence North 88°38'32" West 19.18 feet; thence North 77°57'55" West 25.08 feet; thence South 89°51'35" West 396.87 feet parallel with Grantor's north line; thence South 55°16'27" West 282.33 feet; thence South 39°28'20" West 123.35 feet to Grantor's southwesterly line, said point also being on the northeasterly right-of-way line of the Denver & Rio Grande Western Railroad; thence North 50°03'24" West 15.00 feet along said northeasterly right-of-way line; thence North 39°28'20" East 125.30 feet; thence North 55°16'27" East 289.08 feet to the north line of Grantor's property; thence North 89°51'35" East 403.13 feet along said north line; thence South 77°57'55" East 25.28 feet; thence South 88°38'32" East 17.39 feet to the west right-of-way line of 5600 West Street and the Point of Beginning. Encompassing 12,799 square feet or 0.294 acres, more or less.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

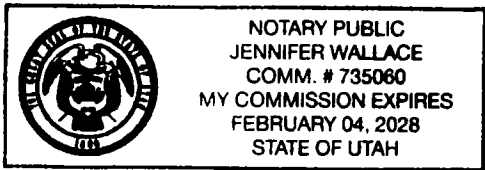
WITNESSED the hand of said GRANTOR this 8<sup>th</sup> day of May, 2024.

GRANTOR  
West Valley School Development II, LLC,  
a Utah limited liability company

By: [Signature]  
Title:

State of Utah)  
County of DAVIS) :ss

On this 8<sup>th</sup> day of May, 2024, personally appeared before me Sheldon Killpack, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Managing Partner of **West Valley School Development II, LLC, a Utah limited liability company**, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.



[Signature]  
Notary Public