

WHEN RECORDED, PLEASE RETURN TO:

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

14257128 B: 11500 P: 4565 Total Pages: 5  
06/26/2024 10:57 AM By: dsalazar Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To WEST JORDAN CITY  
8000 S REDWOOD RD WEST JORDAN, UT 84088



Portions of APN: 20-28-200-009

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### **STORM DRAIN EASEMENT**

**WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, LLC, a Utah limited liability company** (collectively and hereinafter referred to as "Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, 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 collectively 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. 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 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 24 day of JUNE, 2024.

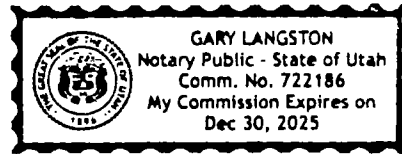
**WOOD RANCH DEVELOPMENT LLC,**  
a Utah limited liability company

[Signature]  
By: Ty McCutcheon  
Its: Manager

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

On this 24 day of JUNE, 2024, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

[Signature]  
NOTARY PUBLIC



My Commission Expires: 12/30/2025  
Residing in UTAH COUNTY, UTAH

**G & N WOOD PROPERTIES, LLC,  
a Utah limited liability company**

*Norma G. Wood*

By: Norma G. Wood  
Its: Manager

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

On this 24th day of May, 2024, personally appeared before me Norma G. Wood, who being duly sworn did say that she is the Manager of G & N Wood Properties, L.L.C., a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

*Alexis Gruninger*  
NOTARY PUBLIC



My Commission Expires: 04/25/2025  
Residing in Kaysville, Utah

**CITY OF WEST JORDAN**



ATTEST

By: *Dirk Burton*  
Name: Dirk Burton  
Title: Mayor

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

Dated: 6. 25. 2025

**Exhibit 'A'**

**WOOD RANCH PLAT 2  
STORM DRAIN EASEMENTS**

**(Line 1)**

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3833.802 feet along the Section Line and West 3402.147 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 10°10'27" West 32.826 feet; thence North 83°03'38" West 41.502 feet to the point of terminus.

Contains: (approx. 74 L.F.)

**(Line 2)**

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3853.679 feet along the Section Line and West 3450.086 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 23.779 feet to the point of terminus.

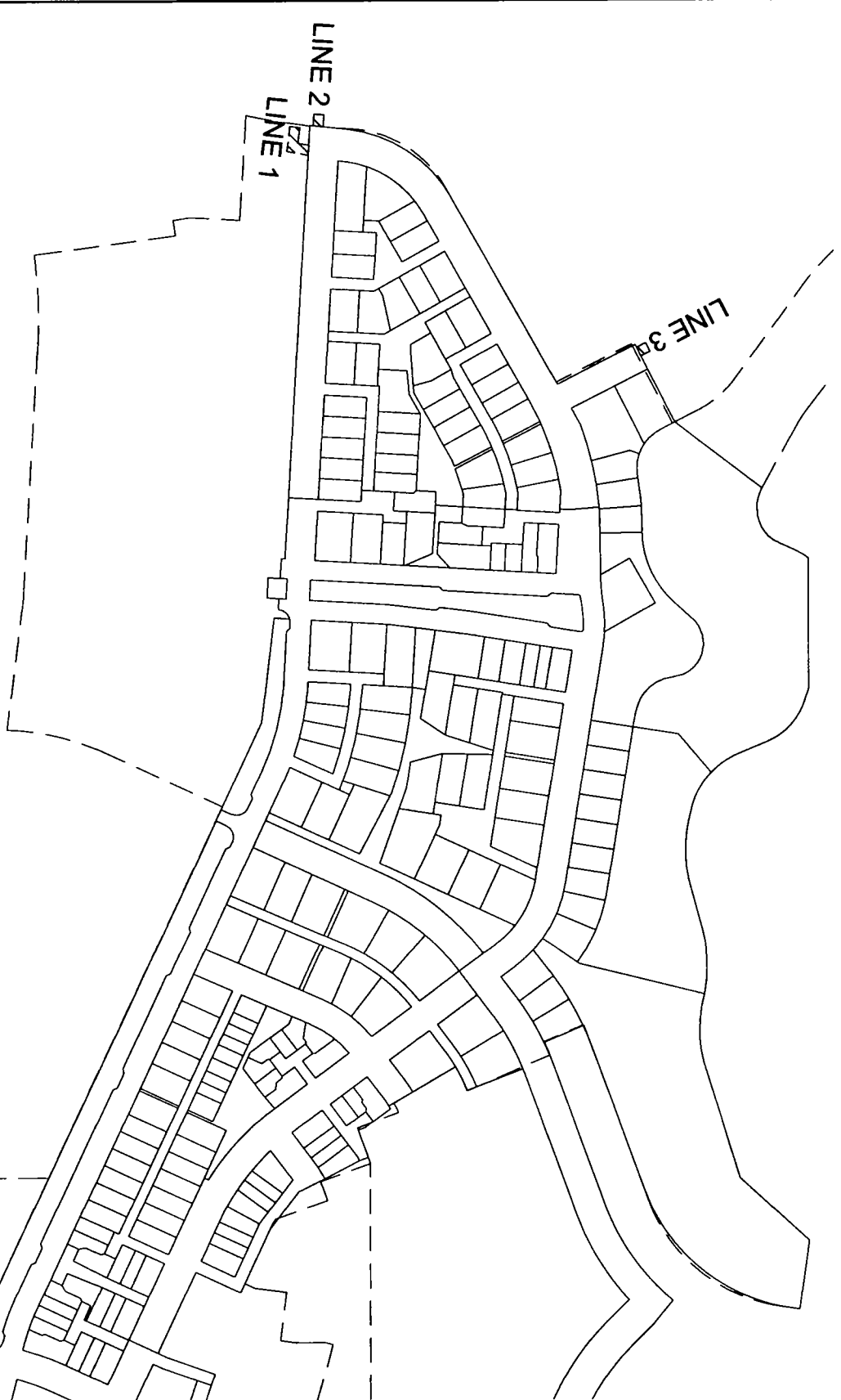
Contains: (approx. 24 L.F.)

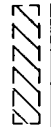
**(Line 3)**

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4494.835 feet along the Section Line and West 2992.350 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 27°11'48" West 20.000 feet to the point of terminus.

Contains: (approx. 20 L.F.)



**LEGEND**  
 PROPOSED 20' WIDE STORM DRAIN EASEMENT  
 SCALE 1"=200'

N:\00724 Wood Ranch Survey\Exhibit\Plat 2\2023-08-01 00724 WR Plat 2 Offsite Storm Drain Easements-WJC.dwg, 8/1/2023 12:46:45 PM, DWG To PDF P3

DATE:	TIME:
NETWORK:	
PATH:	
DWG NAME:	
LAYOUT:	
DESIGNER:	MGR:
JOB NUMBER 00724	



**PERIGEE CONSULTING**  
 CIVIL - STRUCTURAL - SURVEY

WOOD RANCH SURVEY, WJC, 8/1/2023 12:46:45 PM  
 00724.WJC - 004569.P3

WEST JORDAN, UT 84088  
 801.733.8888

**WOOD RANCH PLAT 2 - WEST JORDAN CITY  
 STORM DRAIN EASEMENTS**