

14297530 B: 11523 P: 5028 Total Pages: 6  
10/07/2024 02:31 PM By aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To WEST JORDAN CITY  
8000 S REDWOOD RD WEST JORDAN, UT 84088

WHEN RECORDED, PLEASE RETURN TO

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

Portions of APN 20-27-101-001-4003 and 20-27-100-008-0000

### TEMPORARY ACCESS EASEMENT

WOOD RANCH DEVELOPMENT, 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, an TEMPORARY ACCESS 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 Exhibit 'A' attached hereto and by this reference incorporated herein ]

The Easement herein granted is for the following purpose: installation and maintenance of a temporary access easement 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 Temporary Access 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 9<sup>th</sup> day of SEPTEMBER, 2024

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

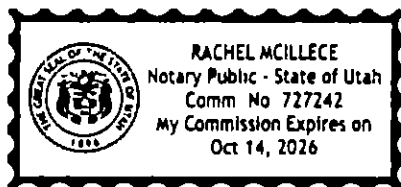
By Ty McCutcheon  
Its. Manager

STATE OF UTAH                                )  
  · SS  
COUNTY OF SALT LAKE                )

On this 9<sup>th</sup> day of September, 2024, personally appeared before me Ty McCutcheon, who being by me duly sworn did say that he is Manager of WOOD RANCH DEVELOPMENT, 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.

Rachel McIllece  
NOTARY PUBLIC

My Commission Expires: 10/14/26  
Residing in Salt Lake.



CITY OF WEST JORDAN

ATTEST

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

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

Dated: 9-17-2024

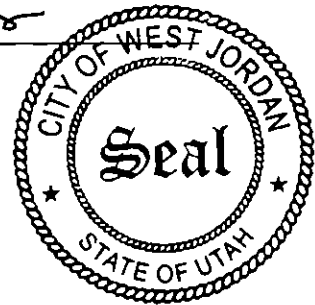


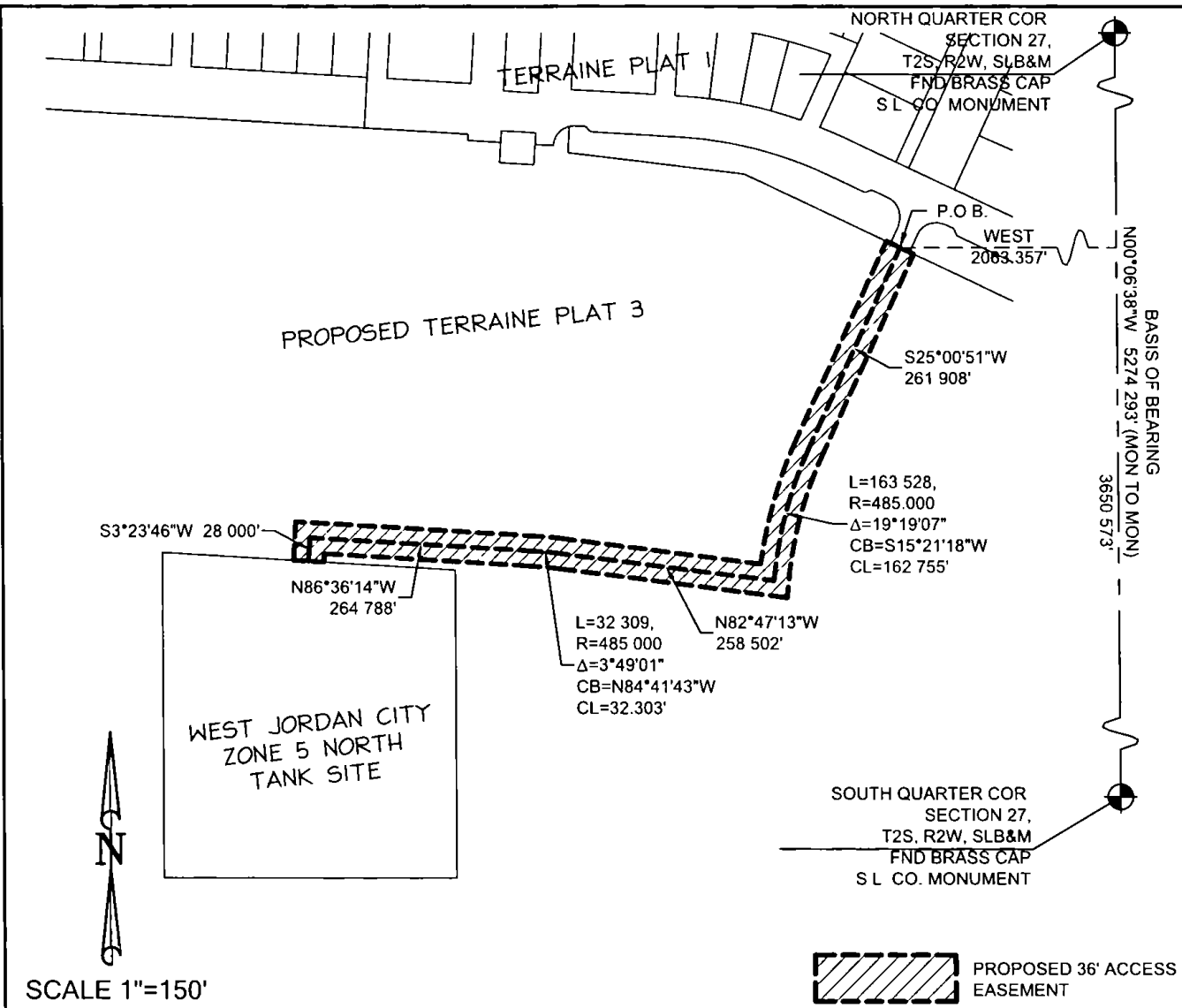
Exhibit 'A'

**WEST JORDAN CITY ZONE 5 NORTH TANK SITE  
ACCESS EASEMENT**

A thirty-six (36) foot wide access easement, located in the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U S Survey, said easement extending eighteen (18) 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 3650.573 feet along the Section Line and West 2063.357 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'51" West 261.908 feet to a point on a 485.000 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord South 15°21'18" West 162.755 feet), thence along the arc of said curve 163.528 feet through a central angle of 19°19'07"; thence North 82°47'13" West 258.502 feet to a point on a 485.000 foot radius tangent curve to the left, (radius bears South 07°12'47" West, Chord: North 84°41'43" West 32.303 feet); thence along the arc of said curve 32.309 feet through a central angle of 03°49'01", thence North 86°36'14" West 264.788 feet; thence South 03°23'46" West 28.000 feet to the point of terminus

Contains. (approx. 1009 L F )



**WEST JORDAN CITY ZONE 5  
NORTH TANK SITE ACCESS EASEMENT**

PREPARED FOR: THIRD CADENCE

**PERIGEE  
CONSULTING**  
CIVIL • STRUCTURAL • SURVEY



WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM  
PHONE: 801.944.1111 FAX: 801.944.1112