

14303947 B: 11527 P: 2180 Total Pages: 7
10/23/2024 09:33 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED, PLEASE RETURN TO:

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

Portions of APN: 20-27-101-001-4002, 20-27-100-005, 20-28-200-009

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.

COURTESY RECORDING ONLY
Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Signed and delivered this 20 day of September, 2024.

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

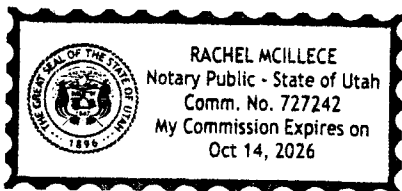
Ty McCutcheon
By: Ty McCutcheon
Its: Manager

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

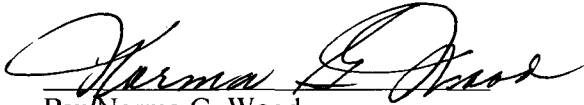
On this 20 day of September, 2024, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Rachel McIllece
NOTARY PUBLIC

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



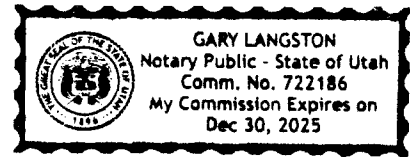
G & N WOOD PROPERTIES, LLC,
a Utah limited liability company



By: Norma G. Wood
Its: Manager

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

On this 10th day of October, 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.


NOTARY PUBLIC

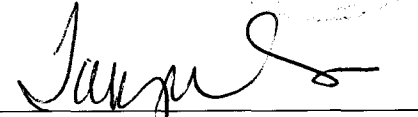
My Commission Expires: 12/30/2025
Residing in Utah County, Utah

CITY OF WEST JORDAN



ATTEST

By: 
Name: Dirk Burton
Title: Mayor

By: 
Name: Tangee Sloan
Title: City Recorder

Dated: 10-21-2024

Exhibit 'A'

**TERRAINE PLAT 3
STORM DRAIN EASEMENTS**

(Line 1)

A twenty (20) foot wide 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 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 3226.265 feet along the Section Line and West 2203.813 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 05°33'48" West 34.353 feet; thence South 89°55'23" West 41.509 feet to the point of terminus.

Contains: (approx. 76 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 more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3320.337 feet along the Section Line and West 3199.545 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 07°42'57" East 27.500 feet; thence South 82°09'58" West 13.976 feet; thence North 07°50'02" West 27.500 feet; thence North 82°09'58" East 14.033 feet to the point of beginning.

Property contains 0.009 acres, 385 square feet.

(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 4791.879 feet along the Section Line and West 3035.307 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 35°53'47" West 153.749 feet; thence North 65°57'22" West 27.609 feet; thence South 35°53'47" West 25.580 feet to the point of terminus.

Contains: (approx. 207 L.F.)

(Line 4)

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 5201.860 feet along the Section Line and West 3304.312 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°10'48" West 16.430 feet; thence North 36°56'21" West 58.655 feet; thence North 53°47'59" West 156.838 feet; thence North 53°46'38" West 94.748 feet; thence North 43°55'44" West 55.927 feet; thence North 28°18'23" West 238.213 feet; thence North 30°52'47" West 197.673 feet; thence North 47°40'07" West 46.480 feet; thence North 35°55'04" East 115.747 feet; thence South 70°06'32" East 166.610 feet to the point of terminus.

Contains: (approx. 1147 L.F.)

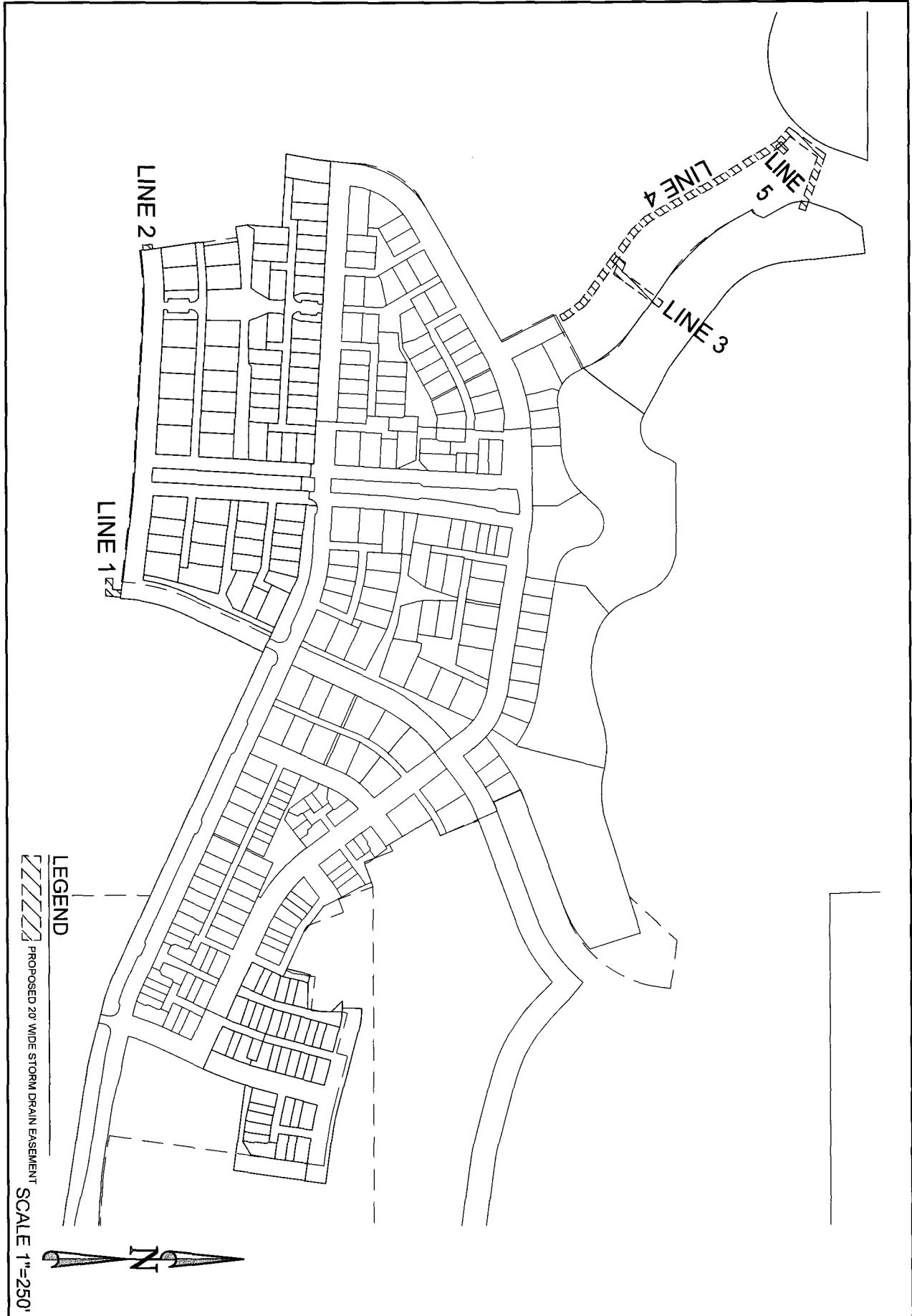
(Line 5)

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 5133.506 feet along the Section Line and West 3494.653 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 45°56'10" East 32.502 feet to the point of terminus.

Contains: (approx. 33 L.F.)

XREFS:



LEGEND

 PROPOSED 20' WIDE STORM DRAIN EASEMENT

SCALE 1"=250'

DATE: _____ TIME: _____

NETWORK: _____

PATH: _____

DWG NAME: _____

LAYOUT: _____

DESIGNER: _____ MGR: _____

 **PERIGEE CONSULTING**
 CIVIL • STRUCTURAL • SURVEY

9000 SOUTH 9000 WEST, SUITE 100 WEST JORDAN, UT 84099
 801.408.0004 TEL. 801.408.0091 FAX WWW.PERIGEECONSULTING.COM

**TERRAINE PLAT 3 - WEST JORDAN CITY
 STORM DRAIN EASEMENTS**