

WHEN RECORDED, PLEASE RETURN TO:

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

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

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**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 and depicted 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.**



Signed and delivered this 11 day of July, 2024.

CW COPPER RIM 1, LLC,  
a Utah limited liability company

By: CW Land Co., LLC  
Its: Manager

By: CW Development Group, LLC,  
Its: Manager

By: *Duffie*  
Its: *Manager*

STATE OF Utah )

: SS.

COUNTY OF Davis )

On this 11th day of July, 2024, personally appeared before me Dartene Carter, who being by me duly sworn did say that s/he, through the above organizational structure, is an authorized representative of CW COPPER RIM 1, 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.

NOTARY PUBLIC *Heiner*  
My Commission Expires: 01.23.2027  
Residing in Layton, UT



Exhibit "A"

**LEGAL DESCRIPTION**  
**PREPARED FOR LENNAR HOMES OF UTAH, LLC**  
**SIENNA HILLS II PHASE 2**  
**WEST JORDAN CITY, UTAH**  
AUGUST 3, 2023  
22-0434  
RM

**TEMPORARY UTILITY AND ACCESS EASEMENT LEGAL DESCRIPTION**

An easement located in the Southwest 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 N89°43'41"E 2681.89 feet along the Quarter Section line and S00°16'19"E 1428.92 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence along the arc of a curve to the left with a radius of 211.00 feet a distance of 20.03 feet through a central angle of 05°26'21" Chord: S31°29'30"W 20.02 feet; thence N55°47'20"W 58.21 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 269.00 feet (radius bears: S60°03'10"E) a distance of 20.02 feet through a central angle of 04°15'50" Chord: N32°04'45"E 20.01 feet; thence S55°47'20"E 58.00 feet to the point of beginning.

Contains: 1,161 square feet +/-

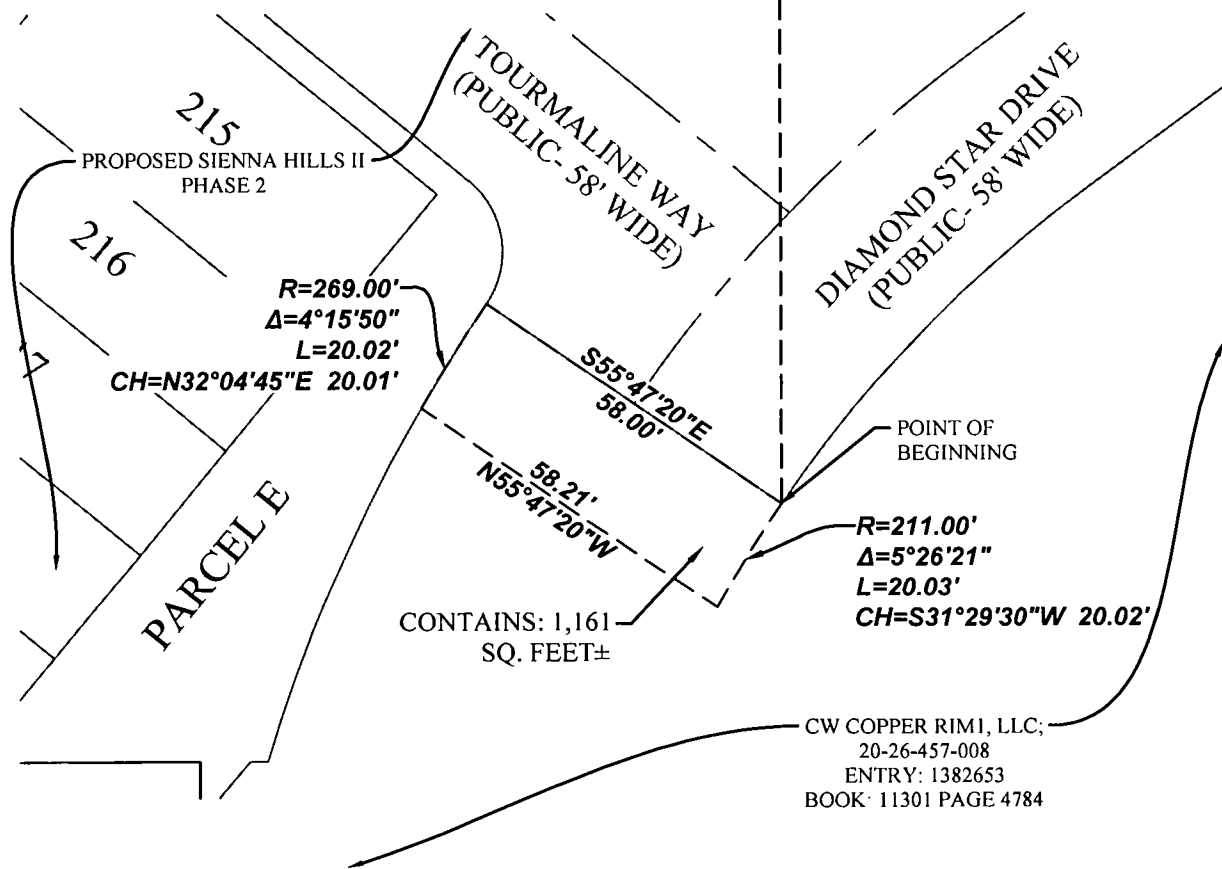
Exhibit "B"

BASIS OF BEARING: N89°43'41"E  
 (1/4 SECTION LINE) MEASURED: 5,325.38

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)

S0°16'19"E  
 1428.92' (TIE)



**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 PHASE 2**  
 TEMPORARY UTILITY AND ACCESS  
 EASEMENT  
 SW1/4 S26, T2S, R2W, SLB&M

Date Created	08/03/2023
State	NTS
Drawn	RM
Job	22-0434
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