

WHEN RECORDED, PLEASE RETURN TO:

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

Portions of APN: 20-26-326-051

TEMPORARY TURNAROUND EASEMENT

LENNAR HOMES OF UTAH, LLC, a Delaware 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"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a TEMPORARY EASEMENT upon, over, under, across and through the following described 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 a temporary turnaround 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 Easement shall automatically expire and terminate when a future City approved subdivision plat covering the property described herein is filed in the office of the Salt Lake County Recorder.

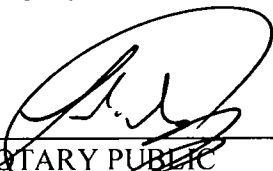
Signed and delivered this 03 day of July, 2024.

LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company

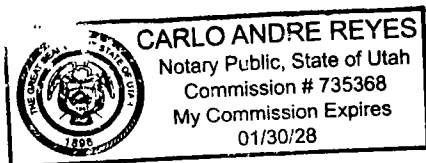

By: Bryson Fish
Its: Division President

STATE OF Utah)
): SS.
COUNTY OF Salt Lake)

On this 03 day of July, 2024, personally appeared before me Bryson Fish, who being by me duly sworn did say that s/he is the Division President of LENNAR HOMES OF UTAH, LLC, a Delaware 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
My Commission Expires: 01/30/28
Residing in Salt Lake City, Utah




Accepted by:

CITY OF WEST JORDAN

ATTEST



By: 
Name: Dirk Burton
Title: Mayor

By: 
Name: Tangee Sloan
Title: City Recorder

Dated: 11.11.2024

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 TURNAROUND 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 2591.35 feet along the Quarter Section line and S00°16'19"E 1132.71 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence S39°20'22"W 26.00 feet; thence N50°39'38"W 10.56 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 25.86 feet through a central angle of 52°55'09" Chord: N77°07'13"W 24.95 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 40.00 feet a distance of 199.55 feet through a central angle of 285°50'18" Chord: N39°20'22"E 48.24 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 28.00 feet a distance of 25.86 feet through a central angle of 52°55'09" Chord: S24°12'04"E 24.95 feet; thence S50°39'38"E 10.56 feet to the point of beginning.

Contains: 5,766 square feet +/-

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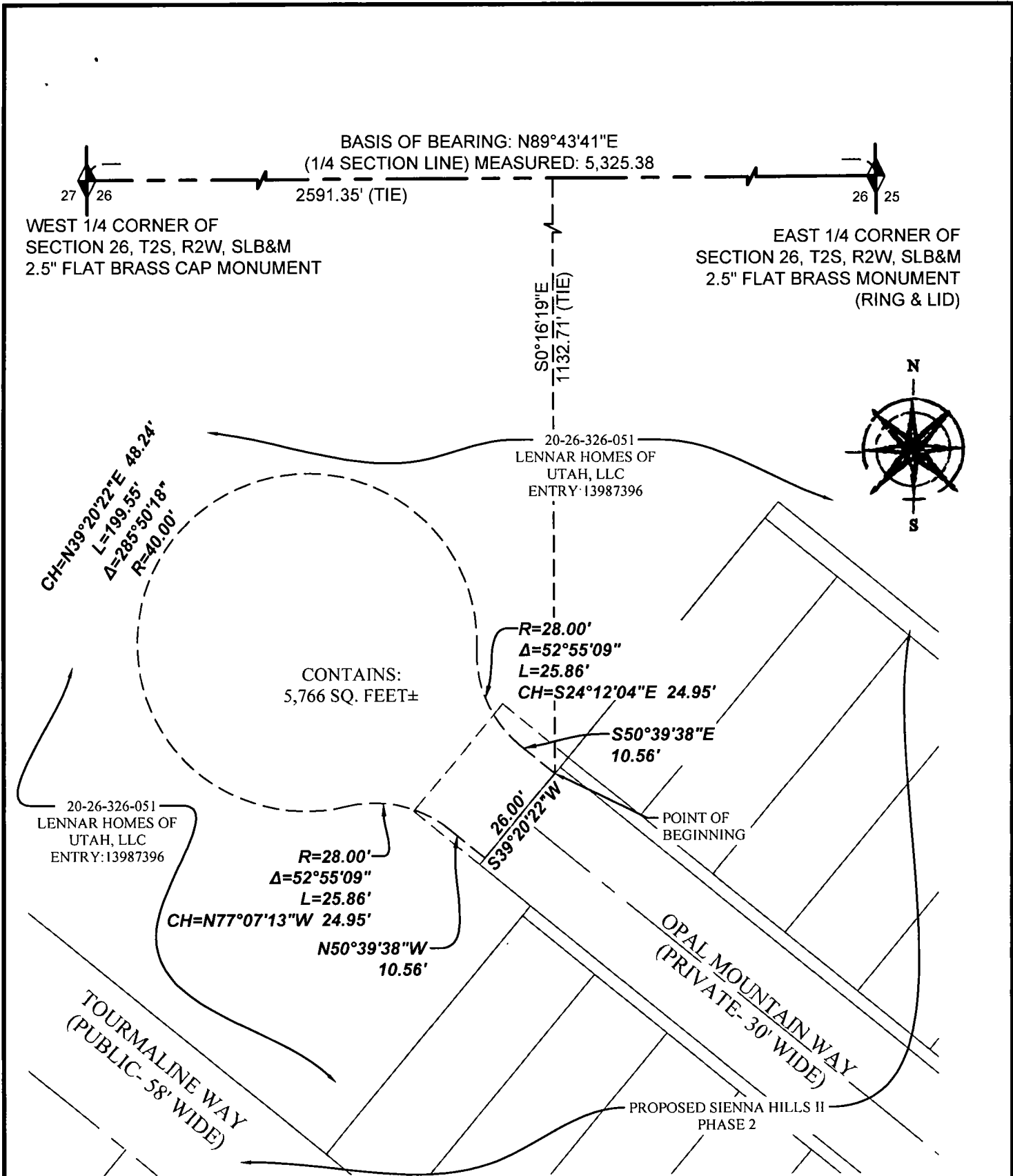
TEMPORARY TURNAROUND EASEMENT LEGAL DESCRIPTION

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 2132.69 feet along the Quarter Section line and S00°16'19"E 1409.22 feet from the West Quarter Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence S57°13'13"W 25.00 feet; thence N32°46'47"W 10.19 feet; thence along the arc of a curve to the left with a radius of 28.00 feet a distance of 26.12 feet through a central angle of 53°26'44" Chord: N59°30'09"W 25.18 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 40.00 feet a distance of 200.29 feet through a central angle of 286°53'27" Chord: N57°13'13"E 47.65 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 28.00 feet a distance of 26.12 feet through a central angle of 53°26'44" Chord: S06°03'25"E 25.18 feet; thence S32°46'47"E 10.19 feet to the point of beginning.

Contains: 5,741 square feet +/-

EXHIBIT "B"

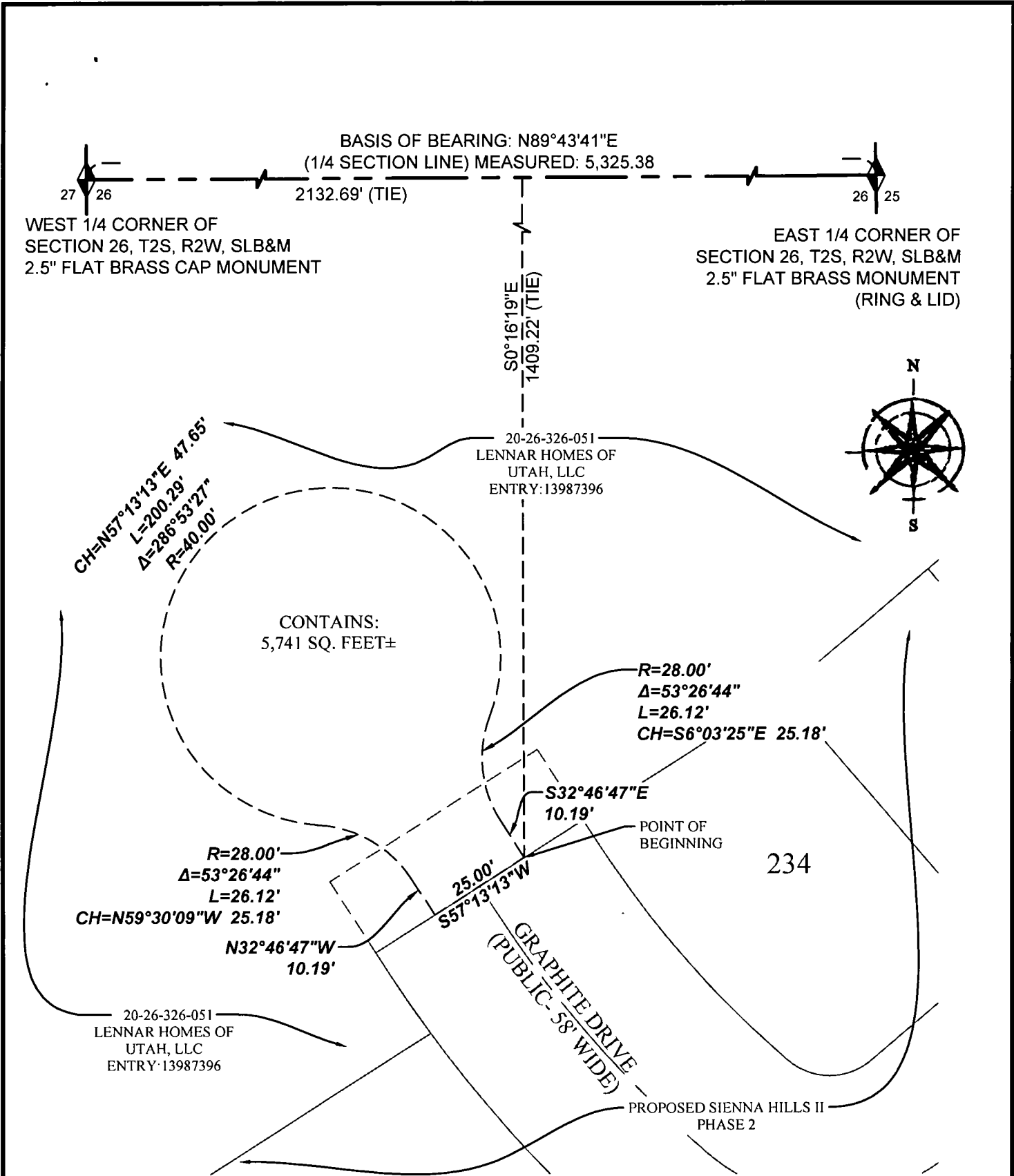


FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH (801) 352-0075
www.focusutah.com

SIENNA HILLS II PHASE 2
TEMPORARY TURNAROUND
EASEMENT
SW1/4 S26, T2S, R2W, SLB&M

Date Created	08/03/2023
Scale	NTS
Drawn	RM
Job	22-0434
Sheet	1 of 1

T:\2023\22-0434 Sienna Hills II - Phase 2.dwg\entblm\22-0434 Temporary Turnaround Easement 1.dwg



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**SIENNA HILLS II PHASE 2
TEMPORARY TURNAROUND
EASEMENT
SW1/4 S26, T2S, R2W, SLB&M**

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