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Michael Fazio  
City Engineer  
Bluffdale City  
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Bluffdale, Utah 84065

14375077 B: 11565 P: 9681 Total Pages: 7  
04/23/2025 02:05 PM By: mpalmer Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
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2222 W 14400 S BLUFFDALE, UT 84065



STORM DRAIN EASEMENT AGREEMENT

THIS STORM DRAIN EASEMENT (this "Agreement") is made and executed April 9, 2025 (the "**Effective Date**"), by and between Soderby, LLC, a Utah Limited Liability Company ("**Grantor**") and the City of Bluffdale, a Municipal Corporation ("**Grantee**"). Grantor and Grantee are sometimes referred to herein individually as "**Party**" and collectively as "**Parties**."

R E C I T A L S

A. Grantor owns certain real property ("**Grantor Property**") located in Salt Lake County, Utah, as more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference.

B. Grantor desires to grant Grantee a storm drain easement on a portion of Grantee's Property as more particularly described on **Exhibit B** and as depicted on **Exhibit C**.

T E R M S A N D C O N D I T I O N S

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grant of Utility Easement. Grantor, as the owner of the Grantor Property, hereby conveys to Grantee, as the owner of the Grantee Property, and Grantor's Agents, a perpetual, non-exclusive easement, on over, across, under and through the Easement Area to construct, operate, access, and maintain storm drain facilities serving the Grantee Property.

2. Covenants Run with Land. The easements and obligations imposed hereunder shall be appurtenant to the Grantor Property and the Grantee Property and shall be covenants running with the land and shall be binding upon the owner of the Grantor Property and the Grantee Property and their successors-in-title.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

GRANTOR:

Duane D. Johnson  
Duane D. Johnson  
managing partner

STATE OF UTAH )

COUNTY OF SALT LAKE )  
:SS DAVIS

On April 1, 2025, before me, a notary public in and for the State of Utah, personally appeared before me, Duane D. Johnson (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the managing partner (title of office) of Soderby, LLC (name of corporation) and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Duane D. Johnson (name of document signer), acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

[Signature]  
(Notary Signature)



(notary seal)

STATE OF UTAH )

COUNTY OF SALT LAKE )  
:SS

GRANTEE:

City of Bluffdale

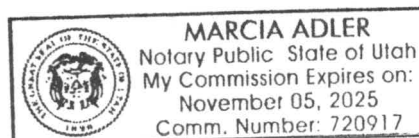
By: Mark Reid  
Name: Mark Reid  
Title: City Manager

On April 23, 2025, before me, a notary public in and for the State of Utah, personally appeared before me, Mark Reid (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the City Manager (title of office) of City of Bluffdale (name of corporation) and that said document was signed by him/her in behalf of said corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Mark Reid (name of document signer), acknowledged to me that said Corporation executed the same.

WITNESS my hand and official seal.

[Signature]  
(Notary Signature)

(notary seal)



## **Exhibit A – Property Description**



**Exhibit C – Easement Exhibit**

## Exhibit B - Easement Description

### Bluffdale O'Reilly's Storm Drain Easement

Beginning at a point being South 0°18'53" West 1502.482 feet along the Section Line and East 1998.211 feet from the Northwest Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian;

Thence North 89°47'27" East 139.264 feet;

Thence South 65°25'46" East 7.538 feet;

Thence North 89°45'34" East 34.535 feet;

Thence South 0°14'26" East 18.028 feet;

Thence North 89°55'53" West 180.730 feet;

Thence North 0°00'10" East 20.292 feet to the Point of Beginning.

Contains 3,626 Square Feet, more or less.

