

14397088 B: 11578 P: 5689 Total Pages: 7
06/13/2025 10:32 AM By: ErRomero Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 REDWOOD RDWEST JORDAN, UT 84088



WHEN RECORDED, PLEASE RETURN TO:

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

Portion of APN: 20-27-176-001, 20-28-200-009

TEMPORARY PUBLIC UTILITY EASEMENT

WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company (the "Owner"), owns that certain strip of land described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"), and the Owner does hereby grant and convey a Public Utility Easement pursuant to § 54-3-27, Utah Code Annotated ("UCA"), over, under, across and through the Property, to all public utility companies (the "Utility Companies"), as defined in § 54-2-1, *UCA*, with the right to install, maintain, operate, repair, remove, replace, or relocate the Utility Companies' public utility facilities; provided, however, that the Owner reserves unto itself the right to occupy, use, and cultivate the Property, and the right to grant unto others the right to occupy, use, and cultivate the Property, for all purposes not inconsistent with the rights herein granted.

The Utility Companies shall comply with all City, State, and Federal laws and regulations, and shall obtain all necessary permits, pay all applicable fees, and post any bonds required prior to working in the Public Utility Easement.

The rights, conditions and provisions of this Public Utility Easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

This Temporary Public Utility Easement shall automatically expire and terminate when a future City-approved public road right-of-way or platted PUE is dedicated over the property described herein, with the 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 or platted PUE 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 or platted PUE, 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 or platted PUE.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 12 day of
JUNE, 2025.

WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company


By: Ty McCutcheon

Its: Manager

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

On this 12 day of JUNE, 2025, 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.


NOTARY PUBLIC

My Commission Expires: 12/30/2025
Residing in UTAH CO., UTAH

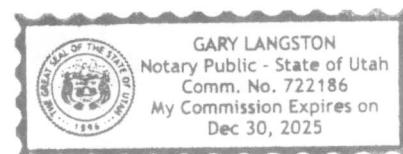


Exhibit “A”

TERRAINE PLAT 4 TEMPORARY PUBLIC UTILITY EASEMENTS

(Line 1)

A ten (10) foot wide public utility 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 more particularly described as follows:

Property contains 0.066 acres, 2860 square feet.

(Line 2)

(Exhibit 2)

A ten (10) foot wide public utility 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 4331.577 feet along the Section Line and West 2927.981 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 60°36'45" West 432.141 feet to a point on a 275.000 foot radius tangent curve to the left, (radius bears South 29°23'15" East, Chord: South 33°28'17" West 250.902 feet); thence along the arc of said curve 260.538 feet through a central angle of 54°16'57"; thence South 06°19'48" West 13.837 feet; thence North 86°36'14" West 184.331 feet; thence North 05°49'07" East 349.259 feet; thence South 84°10'53" East 10.000 feet; thence South 05°49'07" West 338.827 feet; thence South 86°36'14" East 164.399 feet; thence North 06°19'48" East 4.337 feet to a point on a 285.000 foot radius tangent curve to the right, (radius bears South 83°40'12" East, Chord: North 33°28'17" East 260.026 feet); thence along the arc of said curve 270.012 feet through a central angle of 54°16'57"; thence North 60°36'45" East 422.549 feet; thence North 27°00'01" West 175.115 feet to a point on a 202.000 foot radius tangent curve to the left, (radius bears South 62°59'59" West, Chord: North 40°33'07" West 94.666 feet); thence along the arc of said curve 95.554 feet through a central angle of 27°06'12"; thence North

54°06'13" West 27.914 feet; thence North 35°53'47" East 10.000 feet; thence South 54°06'13" East 27.914 feet to a point on a 212.000 foot radius tangent curve to the right, (radius bears South 35°53'47" West, Chord: South 40°33'07" East 99.352 feet); thence along the arc of said curve 100.285 feet through a central angle of 27°06'12"; thence South 27°00'01" East 184.707 feet to the point of beginning.

Property contains 0.350 acres, 15259 square feet.

(Line 3)

A ten (10) foot wide public utility 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 4633.373 feet along the Section Line and West 3065.626 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 223.195 feet to a point on a 278.000 foot radius tangent curve to the right, (radius bears North 54°06'13" West, Chord: South 48°15'16" West 118.996 feet); thence along the arc of said curve 119.923 feet through a central angle of 24°42'58"; thence South 60°36'45" West 171.369 feet to a point on a 278.000 foot radius tangent curve to the right, (radius bears North 29°23'15" West, Chord: South 76°08'24" West tangent curve to the right, (radius bears North 88°19'57" West 1.295 feet; thence North 84°10'53" West 72.103 feet; thence North 05°49'07" East 10.000 feet; thence South 84°10'53" East 71.741 feet; thence South 88°19'57" East 0.933 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears North 01°40'03" East, Chord: North 76°08'24" East 143.487 feet); thence along the arc of said curve 145.259 feet through a central angle of 31°03'18"; thence North 60°36'45" East 171.369 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears North 29°23'15" West, Chord: North 48°15'16" East 114.715 feet); thence along the arc of said curve 115.609 feet through a central angle of 24°42'58"; thence North 35°53'47" East 223.195 feet; thence South 54°06'13" East 10.000 feet to the point of beginning.

Property contains 0.168 acres, 7333 square feet.

(Line 4)

A ten (10) foot wide public utility 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 3836.761 feet along the Section Line and West 3451.996 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 06°19'48" West 0.273 feet to a point on a 1340.000 foot radius tangent curve to the right, (radius bears North 83°40'12" West, Chord: South 06°32'18" West 9.742 feet); thence along the arc of said curve 9.742 feet through a central angle of 00°25'00"; thence North 86°36'14" West 254.549 feet to a point on a 1127.000 foot radius non tangent curve to the left, (radius bears North 82°00'04" West, Chord: North 06°54'32" East 42.883 feet); thence along the arc of said curve 42.886 feet through a central angle of 02°10'49"; thence North 05°49'07" East 414.100 feet to a point on a 260.000 foot radius tangent curve to the left,

(radius bears North 84°10'53" West, Chord: North 07°38'57" West 121.108 feet); thence along the arc of said curve 122.230 feet through a central angle of 26°56'08"; thence North 21°07'01" West 268.534 feet; thence North 68°52'59" East 10.000 feet; thence South 21°07'01" East 268.534 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears South 68°52'59" West, Chord: South 07°38'57" East 125.766 feet); thence along the arc of said curve 126.931 feet through a central angle of 26°56'08"; thence South 05°49'07" West 414.100 feet to a point on a 1137.000 foot radius tangent curve to the right, (radius bears North 84°10'53" West, Chord: South 06°38'09" West 32.432 feet); thence along the arc of said curve 32.433 feet through a central angle of 01°38'04"; thence South 86°36'14" East 244.311 feet to the point of beginning.

Property contains 0.251 acres, 10943 square feet.

(Line 5)

A ten (10) foot wide public utility 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 4517.315 feet along the Section Line and West 2948.188 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°59'59" West 10.000 feet; thence North 27°00'01" West 9.877 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 62°59'59" West, Chord: North 40°33'07" West 125.596 feet); thence along the arc of said curve 126.775 feet through a central angle of 27°06'12"; thence North 54°06'13" West 201.661 feet to a point on a 212.000 foot radius tangent curve to the right, (radius bears North 35°53'47" East, Chord: North 41°00'25" West 96.076 feet); thence along the arc of said curve 96.918 feet through a central angle of 26°11'36"; thence North 27°54'37" West 321.400 feet; thence South 62°05'23" West 56.000 feet; thence South 27°54'37" East 86.058 feet; thence South 62°05'23" West 75.219 feet to a point on a 503.000 foot radius tangent curve to the right, (radius bears North 27°54'37" West, Chord: South 76°02'41" West 242.609 feet); thence along the arc of said curve 245.025 feet through a central angle of 27°54'37"; thence West 41.891 feet to a point on a 470.000 foot radius non tangent curve to the right, (radius bears North 81°21'19" East, Chord: North 04°23'34" West 69.697 feet); thence along the arc of said curve 69.761 feet through a central angle of 08°30'15"; thence North 86°39'42" East 10.016 feet to a point on a 460.000 foot radius non tangent curve to the left, (radius bears North 89°55'44" East, Chord: South 03°49'24" East 60.209 feet); thence along the arc of said curve 60.252 feet through a central angle of 07°30'17"; thence East 33.216 feet to a point on a 493.000 foot radius tangent curve to the left, (radius bears North, Chord: North 76°02'41" East 237.786 feet); thence along the arc of said curve 240.153 feet through a central angle of 27°54'37"; thence North 62°05'23" East 65.219 feet; thence North 27°54'37" West 86.058 feet; thence North 62°05'23" East 76.000 feet; thence South 27°54'37" East 331.400 feet to a point on a 202.000 foot radius tangent curve to the left, (radius bears North 62°05'23" East, Chord: South 41°00'25" East 91.544 feet); thence along the arc of said curve 92.346 feet through a central angle of 26°11'36"; thence South 54°06'13" East 201.661 feet to a point on a 278.000 foot radius tangent curve to the right, (radius bears South 35°53'47" West, Chord: South 40°33'07" East 130.283 feet); thence along the arc of said curve 131.505 feet through a central angle of 27°06'12"; thence South 27°00'01" East 9.877 feet to the point of beginning.

Property contains 0.305 acres, 13291 square feet.

(Line 6)

A five (5) foot wide public utility 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 4262.341 feet along the Section Line and West 3162.907 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 60°36'45" West 5.000 feet; thence North 29°23'15" West 161.247 feet to a point on a 278.000 foot radius non tangent curve to the left, (radius bears North 39°17'01" West, Chord: North 50°11'33" East 5.084 feet); thence along the arc of said curve 5.084 feet through a central angle of 01°02'52"; thence South 29°23'15" East 162.167 feet to the point of beginning.

Property contains 0.019 acres, 808 square feet.

(Line 7)

A five (5) foot wide public utility 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 4250.263 feet along the Section Line and West 3184.442 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 60°36'45" West 5.000 feet; thence North 29°23'15" West 158.041 feet to a point on a 278.000 foot radius non tangent curve to the left, (radius bears North 34°09'19" West, Chord: North 55°19'38" East 5.021 feet); thence along the arc of said curve 5.021 feet through a central angle of 01°02'06"; thence South 29°23'15" East 158.504 feet to the point of beginning.

Property contains 0.018 acres, 791 square feet.

XREFS:

SCALE 1"=200'

LEGEND

 PROPOSED PUBLIC UTILITY EASEMENT

SCALE 1"=100'

Sheet Number
00724

DATE: _____ TIME: _____
NETWORK: _____
PATH: _____
DWG. NAME: _____
LAYOUT: _____
DESIGNER: _____ MGR: _____



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TERRAINE PLAT 4 ONSITE PUBLIC UTILITY EASEMENTS