

WHEN RECORDED, PLEASE RETURN TO:

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

14403756 B: 11582 P: 5349 Total Pages: 5  
06/30/2025 02:43 PM By: mpalmer Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WEST JORDAN CITY RECORDER  
8000 SOUTH REDWOOD ROADWEST JORDAN, UT 84088



Portions of APN: 20-28-200-009

### STORM DRAIN EASEMENT

**WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company** ("Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117, 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.**

Signed and delivered this 12 day of JUNE, 2025.

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

*Ty*

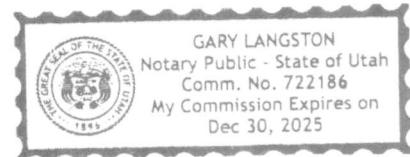
By: Ty McCutcheon  
Its: Manager

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.

*Gary Langston*  
NOTARY PUBLIC

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



**CITY OF WEST JORDAN**

ATTEST

By: Dirk Burton  
Name: Dirk Burton  
Title: Mayor

Dated: 6.24.2025

By: Tangee Sloan  
Name: Tangee Sloan  
Title: City Recorder



**Exhibit 'A'**

**TERRAINE PLAT 4  
STORM DRAIN EASEMENTS**

**(Line 1)**

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 3850.352 feet along the Section Line and West 3680.996 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 03°14'01" West 35.711 feet to the point of terminus.

Contains: (approx. 36 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 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 4854.421 feet along the Section Line and West 3825.814 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 86°41'22" West 44.189 feet to the point of terminus.

Contains: (approx. 44 L.F.)

**(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 4966.363 feet along the Section Line and West 3817.343 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 02°58'54" East 25.000 feet to the point of terminus.

Contains: (approx. 25 L.F.)

XREFS\*



LEGEND

████████ PROPOSED 20' WIDE STORM DRAIN EASEMENT

SCALE 1"=200'

JOB NUMBER  
00724

SHEET NUMBER

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
NETWORK: \_\_\_\_\_  
PATH: \_\_\_\_\_  
DWG NAME: \_\_\_\_\_  
LAYOUT: \_\_\_\_\_  
DESIGNER: \_\_\_\_\_ MGR: \_\_\_\_\_



**PERIGEE**  
CONSULTING  
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**TERRAINE PLAT 4 - WJC**  
**STORM DRAIN EASEMENTS**