

WHEN RECORDED, PLEASE RETURN TO:

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

14403757 B: 11582 P: 5354 Total Pages: 5
08/30/2025 02:43 PM By: mpalmer Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 SOUTH REDWOOD ROAD WEST JORDAN, UT 84088



Portions of APN: 20-27-200-004

STORM DRAIN EASEMENT

ONE ELEVEN DEVELOPMENT, LLC, a Utah limited liability company (hereinafter referred to as "Grantor"), with a principal office address of 14034 S. 145 E. Ste 204, Draper, Utah 84020, 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 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 so long as Grantee repairs any damage to the property to its condition prior to Grantee's use. Grantee shall have the right to clear and remove all trees and other obstructions within the easement area that may interfere with the use of said Easement by Grantee. Grantor retains the right to occupy, use and cultivate said property, including the easement area for all purposes that do not unreasonably interfere with the rights herein granted.

Grantee agrees to indemnify, hold harmless and defend Grantor, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantee's use of the easement or any activities conducted thereon by Grantee, his/her/its agents, employees, invitees or as a result of Grantee's actions or inactions.

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 24th day of April, 2025.

ONE ELEVEN DEVELOPMENT, LLC,
a Utah limited liability company

By: [Signature]
Its: MANAGER

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

On this 24th day of April, 2025, personally appeared before me Jim Giles, who being by me duly sworn did say that he is the manager of One Eleven Development, LLC, a Utah limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement, and duly acknowledged to me that said limited liability company executed the same.

Katelyn Mickelsen
NOTARY PUBLIC



My Commission Expires: 04/06/2026
Residing in Salt Lake City, Utah

CITY OF WEST JORDAN

ATTEST

By: [Signature]
Name: Dirk Burton
Title: Mayor

By: [Signature]
Name: Tangee Sloan
Title: City Recorder

Dated: 4.24.2025



Exhibit 'A'

STORM DRAIN EASEMENT – ONE ELEVEN DEVELOPMENT, LLC

Beginning at a point on the Northwesternly Line of a Parcel as described in a Warranty Deed, recorded as Entry No. 14288596 in the Office of the Salt Lake County Recorder, said point lies North 00°06'38" West 2817.950 feet along the Section Line and East 305.149 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Parcel North 33°11'32" East 30.302 feet; thence South 64°53'49" East 126.138 feet more or less to the Southeasterly Line of said Parcel; thence along said Parcel South 33°11'17" West 30.301 feet; thence North 64°53'49" West 126.141 feet more or less to the point of beginning.

Property contains 0.087 acres, 3784 square feet.

BLAND RECYCLING L.L.C
20-27-200-014

EDGE HOMES UTAH L.L.C.

P.O.B

N33°11'32"E
30.302'

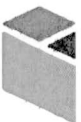
S64°53'49"E 126.138'
N64°53'49"W 126.141'

S33°11'17"W
30.301'

ONE ELEVEN
DEVELOPMENT L.L.C.

RULON J HARPER
20-27-200-007

SCALE 1"=50'



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9098 SOUTH 1300 WEST, SUITE 100
801.628.8004 TEL 801.590.0811 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

TERRAINE - OFFSITE STORM DRAIN EXHIBIT ONE ELEVEN DEVELOPMENT

PREPARED FOR: THIRD CADENCE

SHEET 1 OF 1