

WHEN RECORDED, PLEASE RETURN TO:

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

14403758 B: 11582 P: 5359 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: 20-27-100-006, 20-27-200-014

### **STORM DRAIN EASEMENT**

**EDGE HOMES UTAH, LLC, a Utah limited liability company** (hereinafter referred to as "Grantor"), with a principal office address of 13702 S. 200 W. B12, 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 30 day of April, 2025.

**EDGE HOMES UTAH, LLC,**  
a Utah limited liability company

*Shane Maatix*  
By: Shane Maatix  
Its: Manager

STATE OF UTAH )

: SS.

COUNTY OF SALT LAKE )



On this 30 day of April, 2025, personally appeared before me Shane Maatix, who being by me duly sworn did say that he is the Manager / CEO of Edge Homes Utah, 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.

*Shelley King*  
NOTARY PUBLIC

My Commission Expires: 7.10.2025  
Residing in Utah, Utah

**CITY OF WEST JORDAN**

By: Dirk Burton  
Name: Dirk Burton  
Title: Mayor

ATTEST

By: Tangie Sloan  
Name: Tangie Sloan  
Title: City Recorder



Dated: 6.24.2025

**Exhibit 'A'**

**STORM DRAIN EASEMENT – EDGE HOMES UTAH, LLC**

Beginning at a point on the Easterly Right-of-Way Line of State Road 111 (Bacchus Highway), said point lies North 00°06'38" West 3088.991 feet along the Section Line and West 178.171 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 State Road 111 (Bacchus Highway) North 08°03'00" East 30.001 feet; thence South 82°17'17" East 163.815 feet; thence South 62°27'12" East 125.417 feet; thence South 54°41'23" East 78.538 feet; thence South 46°29'01" East 217.022 feet; thence South 64°53'49" East 1.356 feet more or less to a point on the Southeasterly Line of a Warranty Deed recorded as Entry No. 14343030 in the Office of the Salt Lake County Recorder; thence along said Warranty Deed South 33°11'32" West 30.302 feet; thence North 64°53'49" West 1.955 feet; thence North 46°29'01" West 219.732 feet; thence North 54°41'23" West 74.350 feet; thence North 62°27'12" West 118.136 feet; thence North 82°17'17" West 158.747 feet to the point of beginning.

Property contains 0.399 acres, 17386 square feet.

EDGE HOMES UTAH L.L.C.

STATE ROAD 111  
(BACCHUS HIGHWAY)

BLAND RECYCLING L.L.C  
20-27-100-006

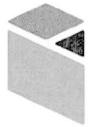
BLAND RECYCLING L.L.C  
20-27-200-014

ONE ELEVEN  
DEVELOPMENT L.L.C.

88°03'00"E  
30.001  
S82°17'17"E 163.815'  
N82°17'17"W 158.747'  
S62°27'12"E  
125.417'  
P.O.B

N62°27'12" W  
118.136°  
35°41'23"E  
125.38°  
130.74°

SCALE 1"=100'



**PERIGEE**  
CONSULTING  
CIVIL • STRUCTURAL • SURVEY

# **TERRAINE - OFFSITE STORM DRAIN EXHIBIT EDGE HOMES UTAH**

**PREPARED FOR: THIRD CADENCE**

SHEET 1 OF 1

9089 SOUTH 1900 WEST, SUITE 100  
801.828.8004 TEL 801.820.8611 FAX