

WHEN RECORDED, PLEASE RETURN TO:

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

14419203 B: 11591 P: 2570 Total Pages: 6  
08/06/2025 01:20 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WEST JORDAN CITY RECORDER  
8000 SOUTH REDWOOD ROAD WEST JORDAN, UT 84088



Portions of APN: 26-10-100-009

---

### **TEMPORARY EXCLUSIVE UTILITY EASEMENT**

M H JONES FAMILY, LLC, a Utah limited liability company, and, V & M JONES FAMILY, LLC, a Utah limited liability company (collectively hereinafter referred to as "Grantor"), 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"), its successors, assigns, licensees and agents, a TEMPORARY EXCLUSIVE 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 Exhibits 'A' and 'B' attached hereto and by this reference incorporated herein.

The Easement herein granted is for the following purpose: installation and maintenance of City utilities 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 Temporary Easement shall automatically expire and terminate when a City approved public road 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.

Signed and delivered this 10<sup>th</sup> day of July, 2025.

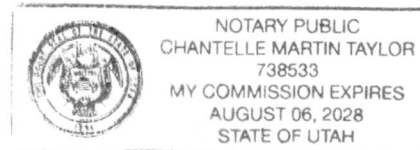
M H JONES FAMILY, LLC, a Utah limited liability company

Myra Dalrymple

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

On this 10<sup>th</sup> day of July, 2025, personally appeared before me Michael L. Jones, who being by me duly sworn did say that s/he is the Manager of M H JONES FAMILY, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Cynthia Marie Taylor  
NOTARY PUBLIC



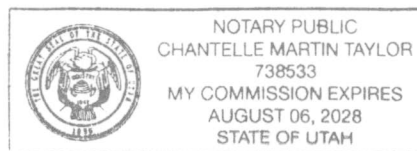
V & M JONES FAMILY, LLC, a Utah limited liability company

Michael H. Jones

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

On this 10<sup>th</sup> day of July, 2025, personally appeared before me Michael H. Jones, who being by me duly sworn did say that s/he is the Manager of V & M JONES FAMILY, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Chantelle Martin Taylor  
NOTARY PUBLIC



CITY OF WEST JORDAN

ATTEST



By: Dirk Burton  
Name: Dirk Burton  
Title: Mayor

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

Dated: 7.14.25

**EXHIBIT 'A'**

Beginning at a point being North 01°06'59" East 1,365.76 feet along the quarter section and East 441.68 feet line from the Center of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said Center of Section being South 01°06'59" West 2,676.58 feet from the North Quarter Corner of said Section 10; and running

thence South 89°42'10" East 16.89 feet;

thence Northeasterly 38.51 feet along the arc of a 61.00 foot radius curve to the left (center bears North 00°17'50" East and the chord bears North 72°12'46" East 37.87 feet with a central angle of 36°10'09");

thence South 00°17'50" West 101.86 feet;

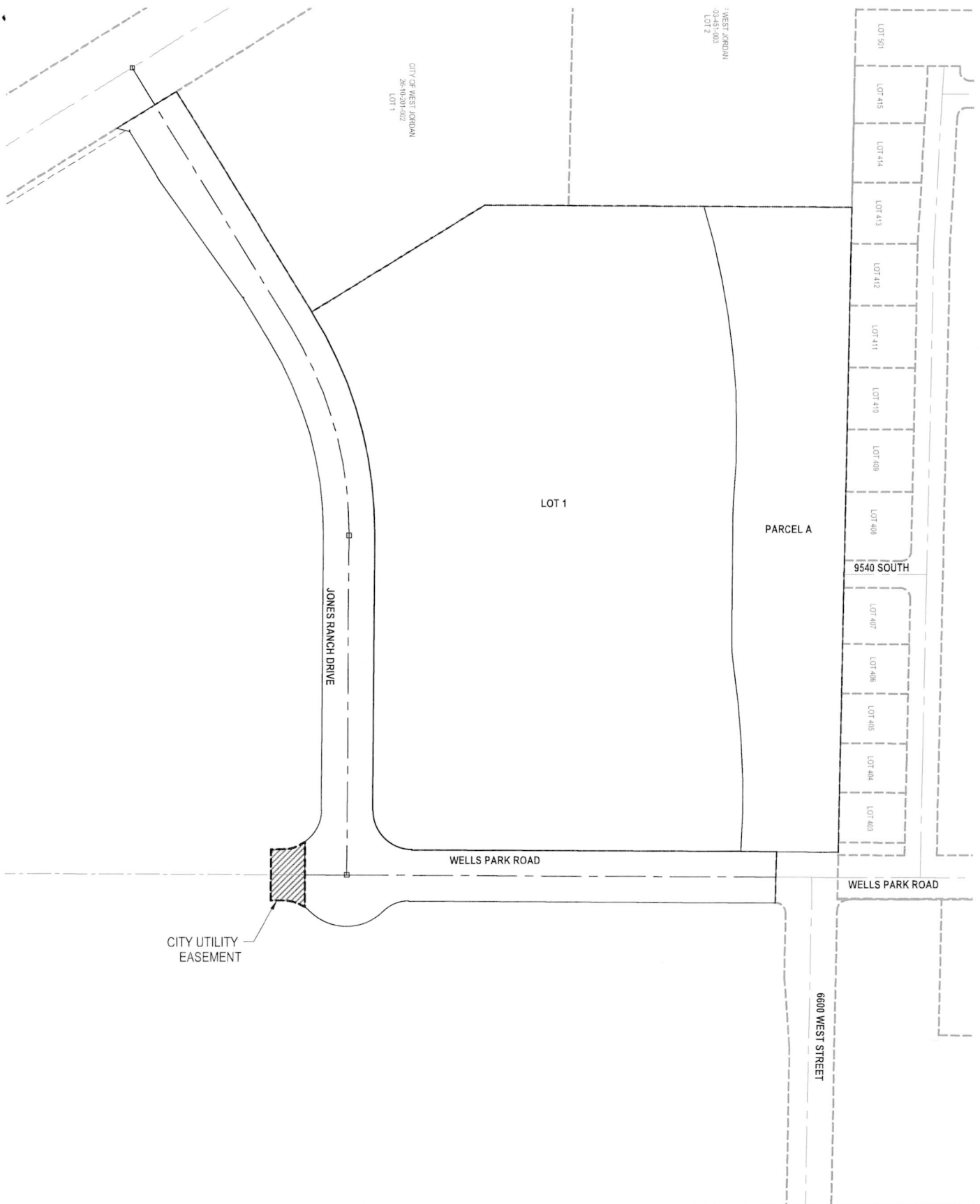
thence Northwesterly 34.32 feet along the arc of a 56.53 foot radius curve to the left (center bears South 35°05'10" West and the chord bears North 72°18'21" West 33.79 feet with a central angle of 34°47'02");

thence North 89°42'10" West 20.64 feet;

thence North 00°17'50" East 80.00 feet to the point of beginning.

Contains 4,470 Square Feet or 0.103 Acres, more or less.

EXHIBIT 'B'



|   |   |   |  |  |
|---|---|---|--|--|
| <p>PROJECT NUMBER<br/>10404E</p> <p>PROJECT MANAGER<br/>JKF</p> | <p>PRINT DATE<br/>2025-03-14</p> <p>DESIGNED BY<br/>KFW</p> | <h2 style="margin: 0;">JONES LANDING SUBDIVISION</h2> <p style="margin: 5px 0;">6600 WEST 9800 SOUTH<br/>WEST JORDAN, UTAH</p> <h3 style="margin: 0;">PUBLIC ACCESS EASEMENT EXHIBIT</h3> | <p><b>ENSIGN</b><br/>THE STANDARD IN ENGINEERING</p> | <p><b>SANDY</b><br/>45 W 10000 S, Suite 500<br/>Sandy, UT 84070<br/>Phone: 801.255.0529<br/><a href="http://WWW.ENSIGNENG.COM">WWW.ENSIGNENG.COM</a></p> |
| 1 OF 1  |   |   |  |  |