

WHEN RECORDED, PLEASE RETURN TO:

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8000 South Redwood Road
West Jordan, Utah 84088

14426945 B: 11595 P: 6765 Total Pages: 4
08/25/2025 03:04 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 S REDWOOD RD WEST JORDAN, UT 84088



Portion of APN: 20-27-200-010

PUBLIC UTILITY EASEMENT

RULON J. HARPER AND PAULA HARPER, husband and wife, as joint tenants (the "Owners"), own that certain strip of land described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"), and the Owners do 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 Owners reserve unto themselves 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.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 14th day of August, 2025.

Rulon J. Harper and Paula Harper, Husband and wife, as joint tenants

[Signature]
Rulon J. Harper

[Signature]
Paula Harper

STATE OF Utah)
COUNTY OF SALT LAKE : SS.

On this 14th day of August, 2025, personally appeared before me Amber Phillips, known to me to be the signers of the foregoing instrument, and on his/her oath acknowledged to me that they executed the same

[Signature]
NOTARY PUBLIC
My Commission Expires: 4/12/27
Residing in SALT LAKE CITY, Utah

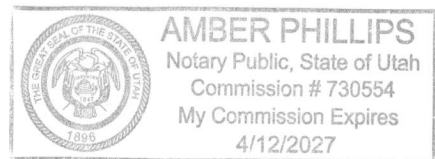


Exhibit "A"

Legal Description:

A ten foot wide easement lying 5.00 feet on either side of the following described centerline:

BEGINNING AT POINT ON THE WESTERLY LINE OF THE GRANTOR'S PROPERTY, WHICH POINT LIES 2,027.19 FEET S89°46'23"E ALONG THE SECTION LINE AND 40.00 FEET S00°00'00"E FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°46'23"E 31.48 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES SHALL BE EXTENDED OR SHORTENED TO TERMINATE AT THE GRANTOR'S PROPERTY LINES.

AREA CONTAINS 315 SQUARE FEET (0.007 ACRE), MORE OR LESS.

Assessor Parcel No. 20-27-200-010

Property Description

Quarter: NE Quarter: NE Section: 27 Township 2S (N or S),
Range 2W (E or W), SALT LAKE BASE Meridian

County: SALT LAKE State: UTAH

NARRATIVE:

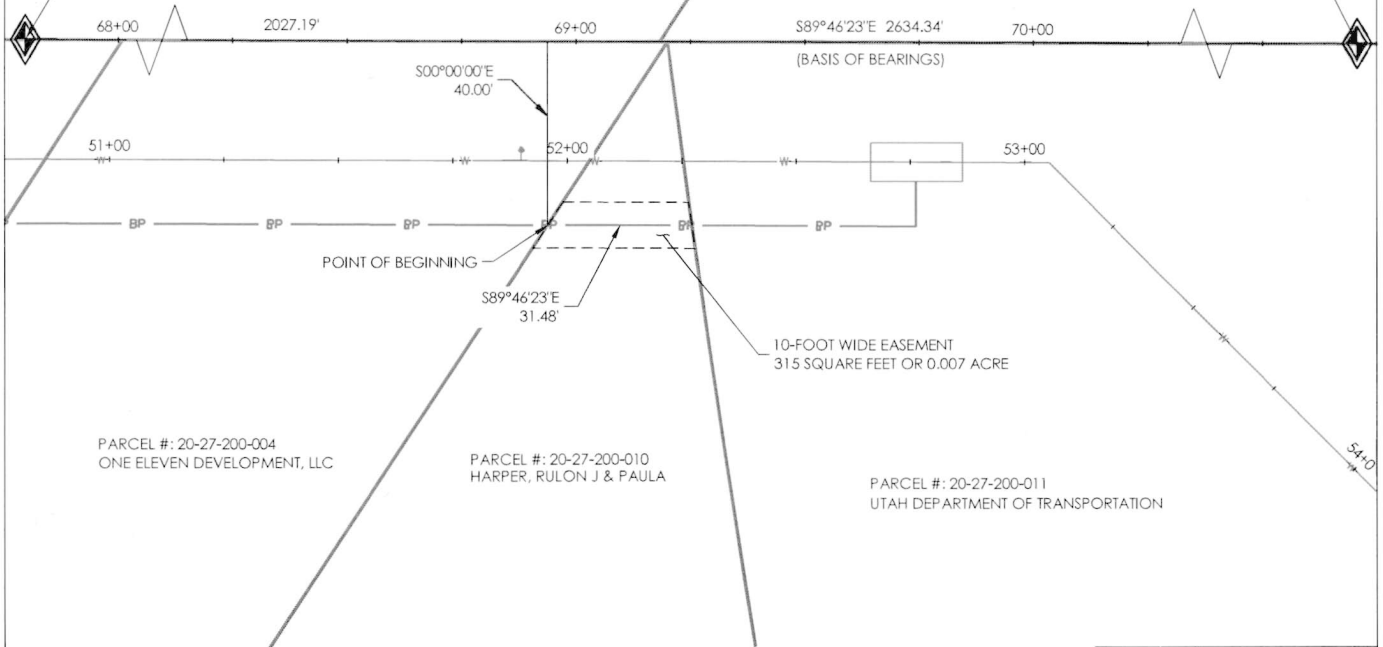
THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED TEN (10) FOOT WIDE EASEMENT THROUGH PARCEL 20-27-200-010. THE BASIS OF BEARING IS S89°46'23"E (MEASURED) BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SLB&M.

PARCEL #: 20-22-476-003
KILGORE PROPERTIES, LLC

NORTH QUARTER CORNER
SECTION 27
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SLB&M
BRASS CAP FOUND

PARCEL #: 20-22-476-001
UTAH DEPARTMENT OF TRANSPORTATION

NORTHEAST CORNER
SECTION 27
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SLB&M
BRASS CAP FOUND



PARCEL #: 20-27-200-004
ONE ELEVEN DEVELOPMENT, LLC

PARCEL #: 20-27-200-010
HARPER, RULON J & PAULA

PARCEL #: 20-27-200-011
UTAH DEPARTMENT OF TRANSPORTATION

CC#: WO#: 7083898

Landowner Name: RULON J. HARPER
AND PAULA HARPER

Drawn by: T. MARTINEZ

DISTRIBUTION CENTER

EXHIBIT A

SCALE: 1"=20'