

WHEN RECORDED, PLEASE RETURN TO:

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

14426947 B: 11595 P: 6773 Total Pages: 4
08/25/2025 03:04 PM By: BGORDON Fees: \$0.00
Rasheile Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 S REDWOOD RD WEST JORDAN, UT 84088



Portion of APN: 20-27-200-004

PUBLIC UTILITY EASEMENT

One Eleven Development, LLC (the "Owner"), owns that certain strip of land described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"), and the Owner does 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 Owner reserves unto itself 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 9th day of July, 2023.
5

(Owner)

By: [Signature]
Its:

STATE OF Utah)
: SS.
COUNTY OF Salt Lake)

On this 9th day of July, 2023⁵, personally appeared before me James Giles, known to me to be the signer of the foregoing instrument, and on his/her oath acknowledged to me that s/he executed the same as Manager, and executed it with lawful and proper authority and the execution was a valid act binding on said Operating Agreement

[Signature]
NOTARY PUBLIC

My Commission Expires: 11-16-2027
Residing in Salt Lake, Utah

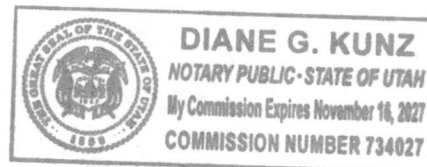


Exhibit "A"

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 1,908.15 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 119.04 FEET TO THE POINT OF TERMINUS.

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

AREA CONTAINS 1,190 SQUARE FEET (0.027 ACRE), MORE OR LESS.

Assessor Parcel No. 20-27-200-004

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:

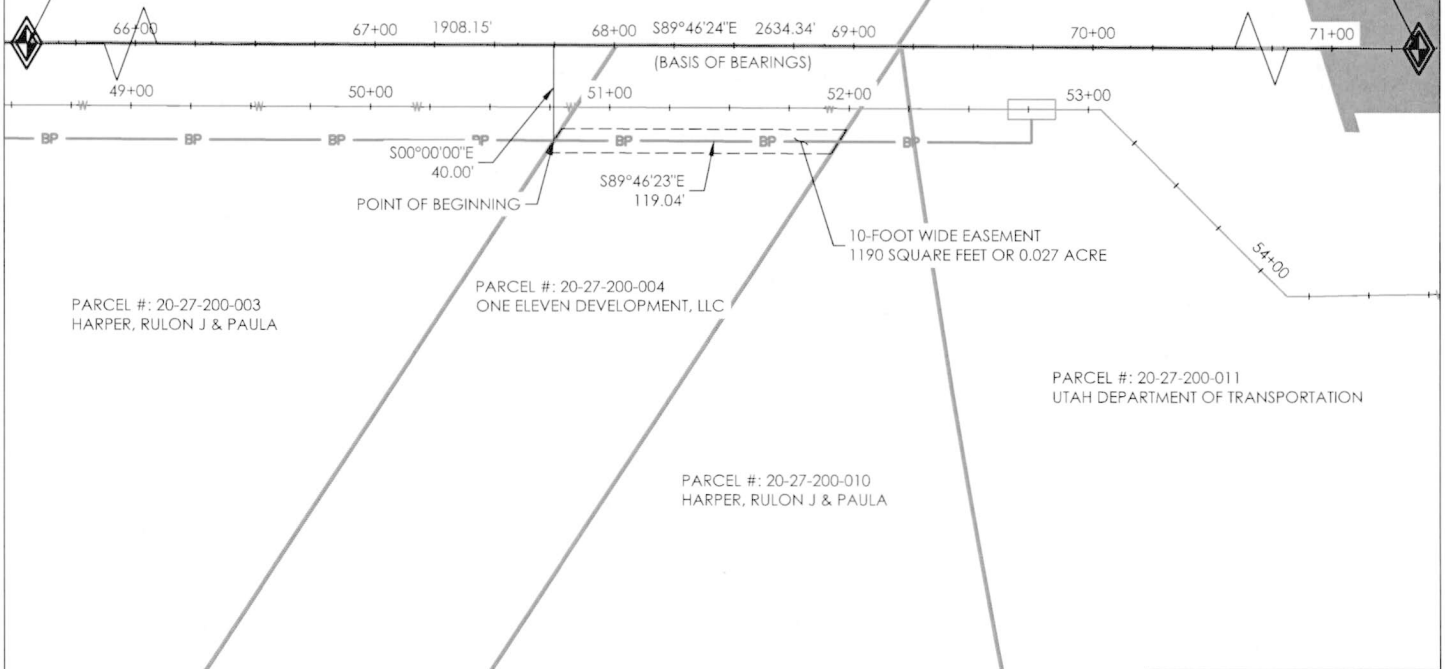
THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED TEN (10) FOOT WIDE EASEMENT FOR A BURIED POWER LINE THROUGH PARCEL 20-27-200-004. THE BASIS OF BEARING IS S89°46'23"E (MEASURED) BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SLB&M.

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



CC#: WC#: 7083898

Landowner Name: ONE ELEVEN
DEVELOPMENT, LLC

Drawn by: T. MARTINEZ

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A

**ROCKY MOUNTAIN
POWER**
A DIVISION OF PACIFICORP

SCALE: 1"=20'