

WHEN RECORDED, PLEASE RETURN TO:

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

14426948 B: 11595 P: 6777 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: 20-27-200-014

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## PUBLIC UTILITY EASEMENT

Edge Homes Utah, 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 4<sup>th</sup> day of August, ~~2023~~ <sup>2025</sup> now

(Owner)

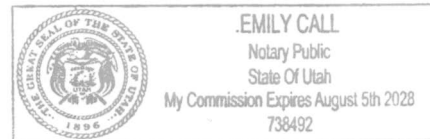
Steve Maddox

By: EDGE HOMES UTAH, LLC  
Its:

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

On this 4<sup>th</sup> day of August, ~~2023~~ <sup>2025</sup> now personally appeared before me Steve Maddox, 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 Agreement.

Emily Call  
NOTARY PUBLIC  
My Commission Expires: August 5th 2028  
Residing in Alpine, UT



## 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 NORTHERLY LINE OF THE GRANTOR'S PROPERTY, WHICH POINT LIES 832.41 FEET S89°46'23"E ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°00'00"E 44.70 FEET; THENCE N87°21'52"E 94.24 FEET; THENCE S89°46'23"E 333.07 FEET TO THE POINT OF TERMINUS.

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

AREA CONTAINS 4,719 SQUARE FEET (0.108 ACRE), MORE OR LESS.

Assessor Parcel No.

20-27-200-014

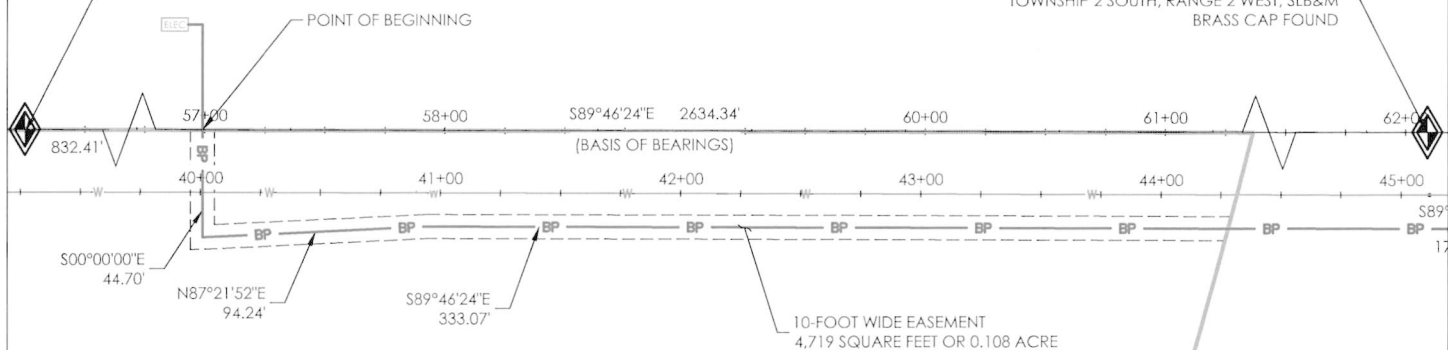
County: SALT LAKE State: UTAH

THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED TEN (10) FOOT WIDE EASEMENT FOR A BURIED POWER LINE THROUGH PARCEL 20-27-200-014. 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.



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

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



PARCEL #: 20-27-200-016  
ONE ELEVEN DEVELOPMENT, LLC

PARCEL #: 20-27-200-014  
EDGE HOMES UTAH, 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'