

WHEN RECORDED, PLEASE RETURN TO:

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

14443078 B: 11604 P: 8811 Total Pages: 6
09/30/2025 11:52 AM By: tpham Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 S REDWOOD RD WJC, UT 84088



Portions of APN: 20-28-200-011-4001, 20-28-200-011-4002, 20-28-200-012, 20-28-200-015-4001

STORM DRAIN EASEMENT

WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, LLC, a Utah limited liability company (collectively and hereinafter referred to as "Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, 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 collectively 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. 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 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 3 day of SEPTEMBER, 2025.

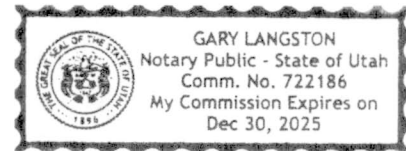
WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company

Ty McCutcheon
By: Ty McCutcheon
Its: Manager

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

On this 3 day of SEPTEMBER, 2025, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Gary Langston
NOTARY PUBLIC



My Commission Expires: 12/30/2025
Residing in UT CO., UT

Karma L. Head

NOTARY PUBLIC



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Exhibit 'A'

**TERRAINE PLAT 5
STORM DRAIN EASEMENTS**

(Line 1)

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North $00^{\circ}06'38''$ West 4785.618 feet along the Section Line and West 4201.720 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North $21^{\circ}29'30''$ West 29.643 feet; thence North $68^{\circ}52'59''$ East 41.500 feet to the point of terminus.

Contains: (approx. 71 L.F.)

(Line 2)

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North $00^{\circ}06'38''$ West 4728.632 feet along the Section Line and West 4230.029 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North $21^{\circ}07'01''$ West 41.500 feet to the point of terminus.

Contains: (approx. 42 L.F.)

(Line 3)

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North $00^{\circ}06'38''$ West 4737.060 feet along the Section Line and West 4201.491 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South $73^{\circ}32'17''$ West 29.740 feet; thence South $68^{\circ}52'59''$ West 22.000 feet to the point of terminus.

Contains: (approx. 52 L.F.)

(Line 4)

A variable width storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3474.891 feet along the Section Line and West 4513.188 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 83°50'21" West 8.311 feet; thence North 75°08'10" West 22.807 feet; thence North 14°51'50" East 20.000 feet; thence South 75°08'10" East 12.194 feet; thence North 16°00'13" East 31.804 feet; thence South 73°59'47" East 13.151 feet; thence South 09°07'54" West 50.532 feet to the point of beginning.

Property contains 0.025 acres, 1074 square feet.

(Line 5)

A variable width storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3106.950 feet along the Section Line and West 4050.803 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 38°26'45" West 16.965 feet; thence South 24°38'18" West 21.289 feet; thence North 65°21'42" West 20.000 feet; thence North 24°38'18" East 23.711 feet; thence North 38°26'45" East 17.849 feet; thence South 55°56'56" East 20.059 feet to the point of beginning.

Property contains 0.018 acres, 798 square feet.




LEGEND



PROPOSED 20' WIDE STORM DRAIN EASEMENT
SCALE 1"=250'



SHEET NUMBER 00724	DATE: _____ TIME: _____	 PERIGEE CONSULTING CIVIL • STRUCTURAL • SURVEY 8088 SOUTH 1300 WEST, SUITE 100 801.828.8004 TEL. 801.880.8811 FAX WEST JORDAN, UT 84088 WWW.PERIGEECONSULTING.COM	TERRAINE PLAT 5 - WJC STORM DRAIN EASEMENTS
	NETWORK: _____		
	PATH: _____		
	DWG NAME: _____		
	LAYOUT: _____		
DESIGNER: _____	MGR: _____		