

WHEN RECORDED, PLEASE RETURN TO:

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

7766708
11/24/2000 12:07 PM NO FEE
Book - 8403 Pg - 4193-4196
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: RDJ, DEPUTY - WL 4 P.

7766708

GRANT OF EASEMENT

I, JOHN R. COBB, SNR. V.P. PWP, INC., Grantor, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, bargain and convey unto THE CITY OF WEST JORDAN, UTAH, a municipal corporation and political subdivision of the State of Utah, Grantee, its successors, assigns, lessees, licensees and agents, An EASEMENT upon, over, under and across the following land which Grantor own or in which the Grantor have an interest, more particularly described as follows:

The Easement herein granted is for the following purpose: 10 FOOT WIDE STORM DRAIN EASEMENT

A 10 foot wide strip of land situated in the west half of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian, County of Salt Lake, State of Utah; more particularly described as follows:

Commencing at the center of Section 31, T.2 S., R.1 W., Salt Lake Base and Meridian; thence N 00°18'11" E for 974.26 along the east line of the northeast quarter; thence N 89°41'49" W perpendicular to said line for 1072.01 feet to the Point of Beginning, said point of beginning being the northwesterly corner of property described by the deed recorded in Book 7763, Page 2931 Salt Lake County Recorder's Office and also being a point on the southerly right of way of the New Bingham Highway (a 135 foot wide State Road), and also being a point on the easterly right of way of the Garfield Branch of the Denver and Rio Grande Western Railroad Company; thence N 58°12'50" E for 387.79 feet along said southerly right of way to the northwesterly corner of Lot 8A of Landing's Pointe as shown and designated on that certain plat entitled Landing's Pointe recorded in Book 2000p, page 138, Salt Lake County Recorders Office; thence S 43°09'17" E for 10.20 feet along the westerly line of said Lot 8A; thence S 58°12'50" W for 393.641 feet to a point on said Railroad right of way; thence N 10°47'00" W for 10.71 feet along said Railroad right of way to the Point of Beginning.

21-31-176-002

Contains .0897 acres more or less.

Excepting therefrom that portion lying within the 3 Rod wide strip of land of the Provo Reservoir Company.

Contains .0114 acres more of less.

Contains Net .0783 acres more of less.

The Grantee shall have the right to construct, operate, maintain and remove the facility, together with appurtenant structures, from time to time as the Grantee may require. The Grantee shall have the right of ingress and egress over and across the immediately adjacent land of the Grantors to and from the above described property. The Grantee shall have the right to clear and remove all trees and other obstructions within the Easement which may interfere with the use of the Easement by the Grantee.

The Grantor reserve the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and deliver this 3rd day of NOVEMBER 2000.

John R. Cobb
(FULL NAME OF GRANTOR)

OREGON
STATE OF UTAH)
HAVE) ss
COUNTY OF SALT LAKE)

On this 3 day of November, 2000, personally appeared before me and, on their oaths, acknowledge to me that they executed the foregoing instrument.



NOTARY PUBLIC residing at Gene County Oregon
My commission expires 9-6-2001
Barbara J Paulson

BK8403PG4193

10 FOOT WIDE STORM DRAIN EASEMENT

A 10 foot wide strip of land situate in the west half of Section 31, T.2 S., R. 1 W., Salt Lake Base and Meridian, County of Salt Lake, State of Utah; more particularly described as follows.

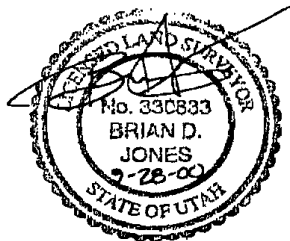
Commencing at the center of Section 31, T.2 S., R. 1 W., Salt Lake Base and Meridian; thence N 00° 18' 11" E for 974.26 along the east line of the northeast quarter; thence N 89° 41' 49" W perpendicular to said line for 1072.01 feet to the POINT OF BEGINNING, said point of beginning being the northwesterly corner of property described by deed recorded in Book 7763, Page 2931 Salt Lake County Recorder's Office, and also being a point on the southerly right of way of the New Bingham Highway (a 135-foot wide State Road), and also being a point on the easterly right of way of the Garfield Branch of the Denver and Rio Grande Western Railroad Company; thence N 58° 12' 50" E for 387.79 feet along said southerly right of way to the northwesterly corner of Lot 8A of Landing's Pointe as shown and designated on that certain plat entitled Landing's Pointe recorded in Book 2000p, page 138, Salt Lake County Recorder's office; thence S 43° 09' 17" E for 10.20 feet along the westerly line of said Lot 8A; thence S 58° 12' 50" W for 393.641 feet to a point on said Railroad right of way; thence N 10° 47' 00" W for 10.71 feet along said Railroad right of way to POINT OF BEGINNING.

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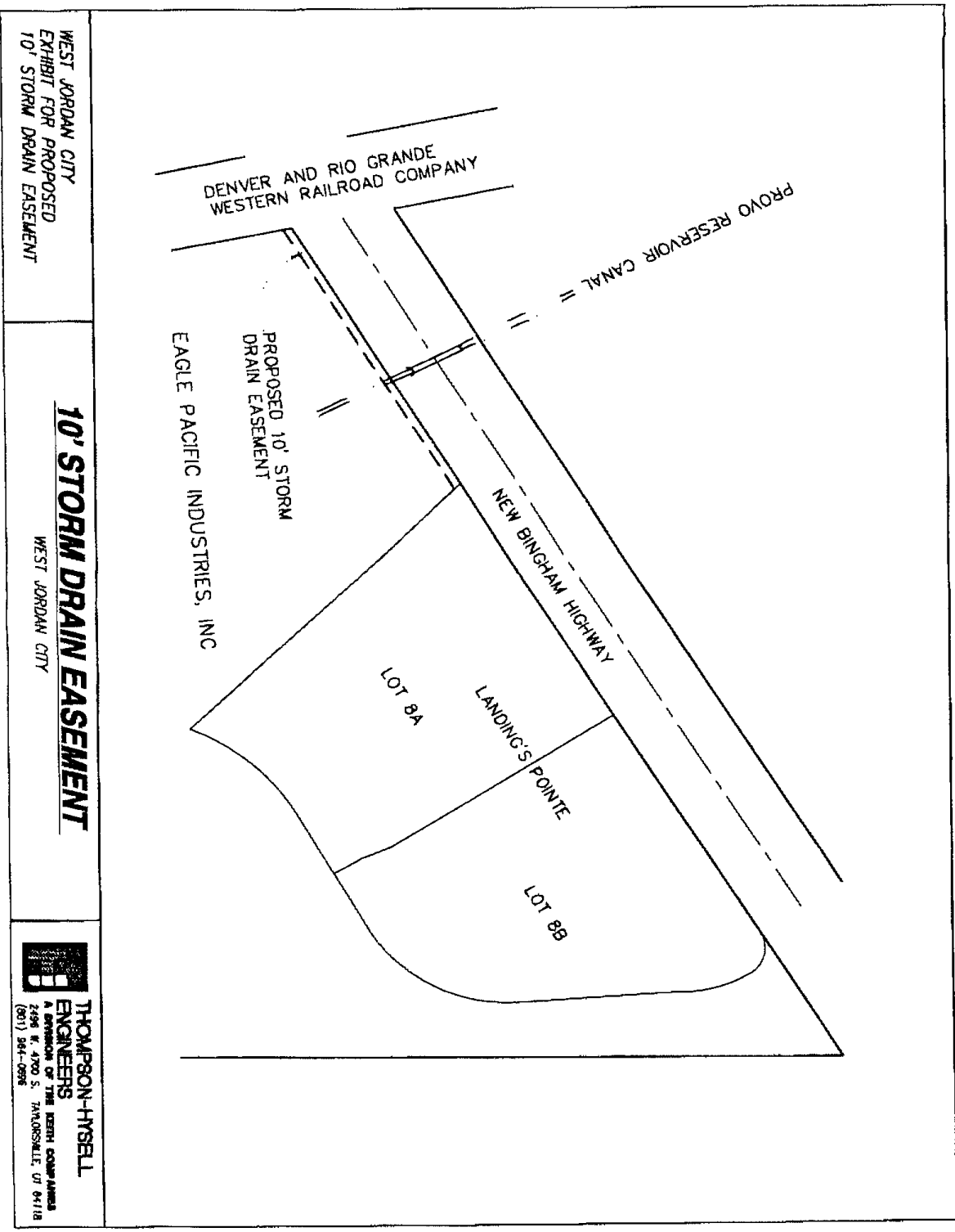


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COPY
CO. RECORDER

BK 8403 PG 4194

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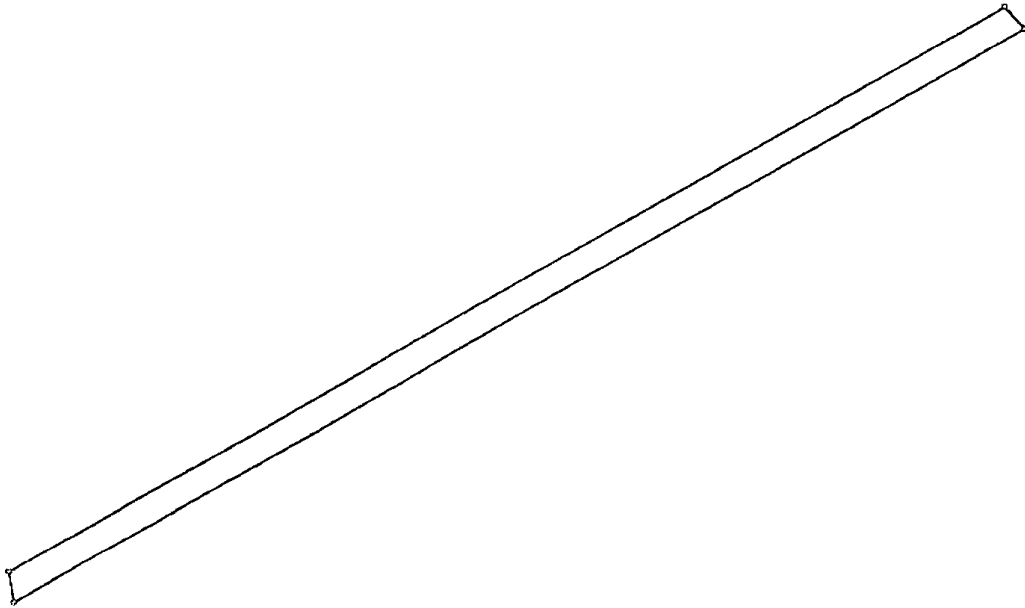
WEST JORDAN CITY
EXHIBIT FOR PROPOSED
10' STORM DRAIN EASEMENT

10' STORM DRAIN EASEMENT

WEST JORDAN CITY



THOMPSON-HYSELL
ENGINEERS
A DIVISION OF THE KEITH COMPANY
2496 W. 4700 S. TAINORVILLE UT 84118
(801) 964-0596



Title: 10' Storm Drain Easement		Date: 09-29-2000
Scale: 1 inch = 50 feet	File:	
Tract 1: 0.090 Acres: 3907 Sq.Feet: Closure = n19.3942e 0.00 Feet: Precision = 1/354966: Perimeter = 802 Feet		
001=n58.1250e 387.79	003=s58.1250w 393.641	
002=s43.0917e 10.20	004=n10.4700w 10.71	

BK8403PG4196