

9082247

WHEN RECORDED, MAIL TO:  
South Jordan City,  
1600 W Towne Center Drive,  
South Jordan, Utah 84095

9082247 NO FEE  
06/07/2004 10:50 AM  
Book - 8997 Pg - 7836-7841  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH JORDAN  
1600 W TOWNE CENTER DR  
SOUTH JORDAN UT 84095-8265  
BY: EHB, DEPUTY - MA 6 P.

## Easement

Parcel No. Affected  
26-13-100-005

Salt Lake County

**Kennecott Land Residential Development Corporation**, a Delaware Corporation, **Grantors**, of Salt Lake City, County of Salt Lake, State of Utah, hereby **Grant and Convey** to the **City of South Jordan**, at 1600 West Towne Center Drive, South Jordan, County of Salt Lake, State of Utah, 84095, herein referred to as **Grantee**, for the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency is hereby acknowledged, a **Perpetual Easement** which is more particularly described as follows:

A **Perpetual Easement** 20.00 feet in width, 10.00 feet on each side of the following described centerline description:

Beginning at a point which lies on the South line of Lot OS2A of the Amended Lots B2, B3, OS2, T4, V4, V7, & WTC2 Kennecott Master Subdivision #1, of record and on file at the Salt Lake County Recorders Office, recorded as Entry No. 8827479, in Plat Book 2003P at Page 303, said point lies 360.12 feet South 00°22'09" East along said west line of Lot OS2A and 324.70 feet East from the Northwest corner of said Lot OS2A and running thence South 45°00'00" East 332.45 feet to the point of terminus.

Perpetual easement contains 6,649 square feet or .15 acres, more or less

Area of perpetual easement contains 38,784 square feet or .89 acres, more or less

Together with a **Temporary Construction Easement**, 10.00 feet on each side, immediately adjacent to and parallel with the above described perpetual easements.

The boundary lines of said perpetual easement shall be lengthened and/or shortened to begin and end on, and conform to the grantor's property line.

BK 8997 PG 7836

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Grantee reserves said Perpetual Easement for water pipeline, power and other appurtenant features, so long as such facilities shall be required, with the right of ingress and egress to said Grantee, its officers, employees, representatives, agents, and assigns to enter upon the above described easement with such equipment as is necessary to construct, install, maintain, repair, inspect, protect, remove, and replace said facilities.

The herein above temporary construction easement shall expire upon the completion of the construction of the project or after the project has been dedicated to other appropriate agencies. Upon substantial completion of the project contemplated by this document, grantee shall be required to restore the land described herein above to its condition prior to the construction activities, except that grantee shall be allowed to use plants and trees which have not matured to the extent of those removed.

The Perpetual Easement and Temporary Construction Easement (collectively, the "Easements") are located in the described areas (collectively, the "Easement Area") on real property owned by Grantor (the "Property"). The use of the Easement Area by Grantee shall be in a manner calculated to cause the least inconvenience to the ownership, use and enjoyment by Grantor of the Easement Area and Property, consistent with Grantee's use of the Easement Area as described herein.

Grantor reserves, and Grantee acknowledges, the right to use the Easement Area for any purpose that does not materially interfere with Grantee's use of the Easement Area as provided for herein, including landscaping and paving.

Grantee shall repair or restore to the reasonable satisfaction of Grantor any structure, fence, paving, landscaping or other part of the Property, including the Easement Area, that is altered or damaged during the installation, maintenance, repair or removal of the improvements contemplated hereunder.

Grantee and its officers, employees, representatives, agents and assign (collectively, the "Grantee Parties") shall enter onto the Property and use the Easement Area each at its own risk and each hereby releases and forever discharges any claims, demands or causes of action it may have against Grantor, its officers, directors, employees, subsidiaries and affiliates (the "Indemnitees"), arising out of the Grantee Parties' use of or activities on the Easement Area, except in the case of Grantor's gross negligence or willful misconduct. In addition, except in the case of Grantor's gross negligence or willful misconduct, Grantee shall protect, indemnify and hold harmless Grantor, its officers, directors, employees, subsidiaries and affiliates, from and against any losses, claims, liens, demands and causes of action of every kind, including the amount of any judgment, penalty, interest, court cost or legal fee incurred by the Indemnitees or any of them in the defense of same, arising in favor of any party, including governmental agencies or bodies, on account of taxes, claims, liens, debts, personal injuries, death or damages to property, all other claims or demands of every character arising directly or indirectly out of the Grantee Parties' use of or activities on or around the Easement Area or entry onto the Property. This Paragraph shall survive termination of this Easement Agreement.

This term of this Easement Agreement shall be perpetual, and shall terminate automatically following one continuous year of non-use of the Easement Area by Grantee.

IN WITNESS WHEREOF, this easement shall be dated and effective upon the date of the last signature below:

**Grantor:** LAND RESIDENTIAL DEVELOPMENT CO.  
Kennecott Utah Copper Corporation, a Delaware corporation

By: 

Its: DIRECTOR

Dated: 5/6/04

**Grantee:**  
The City of South Jordan

By: 

Its: DCM

Dated: 5-13-04

**GRANTOR ACKNOWLEDGEMENT**

Officers who sign the within instrument certify that the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, said Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 10 day of May A.D. 2004.

**ATTEST:**

\_\_\_\_\_  
CORPORATION

\_\_\_\_\_  
SECRETARY

**CORPORATE SEAL:**

By: \_\_\_\_\_

STATE OF )  
 ) ss.  
COUNTY OF )

On the date first above written personally appeared before me, Greg Rasmussen and \_\_\_\_\_ who, being by me duly sworn, did say, ~~each~~ for himself, that said Greg Rasmussen is the DIRECTOR president, and that said \_\_\_\_\_ is the ~~secretary~~ secretary of KENNECOTT LAND RESIDENTIAL DEVELOPMENT CORPORATION, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said DIRECTOR president and said ~~secretary~~ each duly acknowledged to me that said corporation executed the same, and that the seal affixed is the seal of said corporation.

WITNESS my hand and official stamp the date in this certificate first above written:

Stephanie Sant  
Notary Public



**GRANTEE ACKNOWLEDGEMENT**

**IN WITNESS WHEREOF**, said Grantee has caused this instrument to be executed by its proper officers thereunto duly authorized, this 13<sup>th</sup> day of May, A.D. 2004.

STATE OF Utah )  
 ) ss.

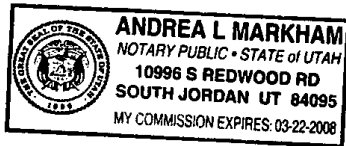
COUNTY OF Salt Lake )

On the date first above written personally appeared before me, who, being by me duly sworn, says that he is the Deputy City Manager of South Jordan City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted by City Council, and said Steve R. Noble acknowledged to me that said City executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Andrea L. Markham

Notary Public



- POOR COPY -  
CO. RECORDER

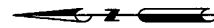
10200 SOUTH

TANK 4  
OS2A

OS2

PACIFICORP  
26-14-200-002

KENNECOTT  
MASTER  
SUBDIVISION 1  
AMENDED  
26-13-100-005



Kennecott Land Residential  
Development Company  
26-13-100-005  
Perp. Easement

Kennecott Land Residential  
Development Company  
26-13-100-005  
Temp. Const. Easement