

11893833
08/07/2014 11:26 AM \$16.00
Book - 10251 Pg - 2618-2621
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAPLE HILLS HOLDINGS
299 S MAIN ST STE 2400
SLC UT 84111
BY: KRA, DEPUTY - WI 4 P.

WHEN RECORDED, PLEASE RETURN TO:

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

Parcel Number: Not Assigned
Associated with APN: 20-26-300-002

GRANT OF EASEMENT

LEJ INVESTMENTS, LLC, a Utah limited liability company (hereinafter referred to as "Grantor"), whose address is 6914 S. Redwood Road, Suite 138, West Jordan, Utah, City of West Jordan, County of Utah, State of Utah 84084, 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, UTAH, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a PERPETUAL EASEMENT, as depicted on the attached Exhibit A, upon, over, under, across and through the following described tract of land, which the Grantor owns or in which the Grantor has an interest, in Salt Lake County, State of Utah, more particularly described as follows, to wit:

A STRIP OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE MAPLE HILLS PHASE 3 SUBDIVISION AS RECORDED ON BOOK 2008P, PAGE 80 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID POINT OF BEGINNING LIES SOUTH 00°27'53" EAST A DISTANCE OF 384.55 FEET ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 26, FROM THE WEST QUARTER CORNER OF SAID SECTION 26;

AND RUNNING THENCE SOUTH 0°27'53" EAST 1832.81 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89°32'07" EAST 45.00 FEET; THENCE NORTH 0°27'53" WEST 565.00 FEET; THENCE SOUTH 89°32'07" WEST 20.00 FEET; THENCE NORTH 0°27'53" WEST 1267.81 FEET; THENCE SOUTH 89°32'07" WEST 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 57,120 SQUARE FEET OR 1.311 ACRES.

The Easement herein granted is for the following purpose: installation and maintenance of road improvements, which may include, but is not limited to, pavement, curb, gutter, sidewalk, park strip, fill material for cuts and slopes, utilities, and any other appurtenances commonly associated with a public road (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. During initial construction only, 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. Except for approximately the westernmost six feet of the easement, west of the eastern curb of 6400 West Street, Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted, provided, however, that Grantee shall have an opportunity to review Grantor's plans for work within the easement at least ninety days before commencement of the work, and Grantee shall be authorized to reasonably determine what purposes are not inconsistent with the rights herein granted.

This easement shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their respective successors and assigns.

Signed and delivered this 21 day of May, 2013.

LEJ INVESTMENTS, LLC,
a Utah limited liability company, by its
Managers

By: Craig Jensen
Craig Jensen, Manager

Robert Bowman Consulting, LLC, a Utah
limited liability company, Manager

By: Robert Bowman
Robert Bowman, ~~Member~~ Manager.

