

WHEN RECORDED, PLEASE RETURN TO:

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

Portions of APN: 20-26-101-006-0000
20-26-326-008-4001
20-26-326-008-4002
20-26-326-010-0000
20-26-326-011-0000
20-26-326-013-0000
20-26-456-004-0000

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08/06/2020 04:13 PM \$40.00
Book - 10994 Pg - 2414-2420
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: DSA, DEPUTY - WI 7 P.

PERPETUAL SLOPE EASEMENT

WEST BENCH, LLC, a Utah limited liability company; and, YELLOWSTONE LEGACY, LLC, a Utah limited liability company; and, CW COPPER RIM 1, LLC, a Utah limited liability company (collectively referred to herein as "Grantor"), whose principal office address is 1222 West Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, 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"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a PERPETUAL SLOPE EASEMENT 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:

[See Exhibit "A" attached hereto and incorporated herein by reference.]

The Easement herein granted is for the following purpose: installation and maintenance of fill material to support a public road, 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 and use said property for all purposes not inconsistent with the rights herein granted.

Exhibit "A"

PARCEL 1:

BEGINNING AT A POINT SOUTH 89°58'36" WEST 119.44 FEET AND NORTH 1939.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING NORTHWESTERLY ALONG A 1025.58 RADIUS CURVE TO THE RIGHT 38.29 FEET, HAVING A CENTRAL ANGLE OF 2°08'21" (CHORD N36°21'48"W, 38.29') TO A POINT OF TANGENCY; THENCE NORTH 35°17'56" WEST 138.49 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 29.85 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD N80°17'56"W, 26.87'); THENCE NORTH 35°17'56" WEST 53.50 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 35°17'56" WEST; THENCE NORTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 29.85 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" (CHORD N9°42'04"E, 26.87') TO A POINT OF TANGENCY; THENCE NORTH 35°17'56" WEST 21.92 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT 182.84 FEET, HAVING A CENTRAL ANGLE OF 22°03'18" (CHORD N46°19'35"W, 181.72') TO A POINT OF TANGENCY; THENCE NORTH 57°21'14" WEST 33.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.40 FEET, HAVING A CENTRAL ANGLE OF 82°37'23" (CHORD S81°20'04"W, 25.09') TO A POINT OF TANGENCY; THENCE SOUTH 40°01'04" WEST 23.39 FEET; THENCE NORTH 49°58'27" WEST 53.50 FEET; THENCE NORTH 40°00'32" EAST 11.54 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 32.29 FEET, HAVING A CENTRAL ANGLE OF 97°22'37" (CHORD N8°39'56"W, 28.54') TO A POINT OF TANGENCY; THENCE NORTH 57°21'14" WEST 22.30 FEET; THENCE NORTH 30°49'42" EAST 57.04 FEET; THENCE SOUTH 41°09'06" WEST 61.89 FEET; THENCE SOUTH 41°54'34" EAST 37.92 FEET; THENCE SOUTH 23°23'09" WEST 27.79 FEET; THENCE SOUTH 43°55'52" EAST 20.61 FEET; THENCE SOUTH 56°34'36" EAST 35.84 FEET; THENCE SOUTH 58°37'05" EAST 11.18 FEET; THENCE NORTH 40°29'39" EAST 16.22 FEET; THENCE NORTH 42°17'02" EAST 13.93 FEET; THENCE NORTH 82°17'20" EAST 17.24 FEET; THENCE SOUTH 60°07'25" EAST 57.74 FEET; THENCE SOUTH 52°20'02" EAST 55.86 FEET; THENCE SOUTH 45°16'33" EAST 46.26 FEET; THENCE SOUTH 39°07'05" EAST 37.17 FEET; THENCE SOUTH 31°41'13" EAST 31.70 FEET; THENCE SOUTH 1°57'59" EAST 33.34 FEET; THENCE SOUTH 29°16'18" EAST 53.82 FEET; THENCE SOUTH 67°30'00" EAST 13.49 FEET; THENCE SOUTH 78°45'32" EAST 12.32 FEET; THENCE SOUTH 28°33'59" EAST 25.03 FEET; THENCE SOUTH 45°31'36" EAST 40.12 FEET; THENCE SOUTH 37°31'38" EAST 75.27 FEET; THENCE SOUTH 19°36'54" EAST 35.71 FEET; THENCE NORTH 60°47'59" EAST 15.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 89°58'36" WEST 506.23 FEET AND NORTH 2440.91 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 57°21'17" EAST 36.29 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 27.40 FEET, HAVING A CENTRAL ANGLE OF 82°37'26" (CHORD N81°20'05"E, 25.09') TO A POINT OF TANGENCY; THENCE NORTH 40°01'23" EAST 81.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A 473.25 FOOT RADIUS CURVE TO THE LEFT 73.30 FEET, HAVING A CENTRAL ANGLE OF 8°52'30" (CHORD N35°35'08"E, 73.23') TO A POINT OF TANGENCY; THENCE NORTH 31°08'53" EAST 116.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 25.56 FEET, HAVING A CENTRAL ANGLE OF 77°04'06" (CHORD N7°23'10"W, 23.67') TO A POINT OF TANGENCY; THENCE NORTH 45°55'10" WEST 42.23 FEET; THENCE NORTH 44°04'50" EAST 70.00 FEET; THENCE SOUTH 45°55'10" EAST 17.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 35.00 FEET, HAVING A CENTRAL ANGLE OF 105°33'29" (CHORD N81°18'05"E, 30.26'); THENCE SOUTH 61°28'39" EAST 53.50 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 61°28'39" WEST; THENCE SOUTHWESTERLY ALONG A 351.75 FOOT RADIUS CURVE TO THE RIGHT 16.12 FEET, HAVING A CENTRAL ANGLE OF 2°37'32" (CHORD S29°50'07"W, 16.12') TO A POINT OF TANGENCY; THENCE SOUTH 31°08'53" WEST 8.29 FEET TO A POINT CURVATURE; THENCE SOUTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE LEFT 25.56 FEET, HAVING A CENTRAL ANGLE OF 77°04'03" (CHORD S7°23'09"E, 23.67') TO A POINT OF TANGENCY; THENCE SOUTH 45°55'16" EAST 97.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 467.25 FOOT RADIUS CURVE TO THE LEFT 66.89 FEET, HAVING A CENTRAL ANGLE OF 8°12'09" (CHORD S50°02'10"E, 66.83'); THENCE NORTH 31°08'59" EAST 99.22 FEET; THENCE SOUTH 89°41'14" WEST 27.96 FEET; THENCE SOUTH 36°49'01" WEST 53.20 FEET; THENCE NORTH 44°59'09" WEST 79.89 FEET; THENCE NORTH 55°23'41" WEST 24.16 FEET; THENCE NORTH 9°23'00" WEST 32.18 FEET; THENCE NORTH 13°42'30" EAST 7.43 FEET; THENCE NORTH 9°23'05" EAST 16.10 FEET; THENCE NORTH 62°51'43" WEST 27.33 FEET; THENCE NORTH 75°06'58" WEST 50.89 FEET; THENCE SOUTH 57°09'36" WEST 5.89 FEET; THENCE SOUTH 37°18'34" WEST 4.84 FEET; THENCE SOUTH 77°10'31" WEST 22.40 FEET; THENCE NORTH 51°59'57" WEST 15.80 FEET; THENCE SOUTH 51°33'48" WEST 44.44 FEET; THENCE NORTH 34°39'53" WEST 33.70 FEET; THENCE NORTH 11°18'50" WEST 27.13 FEET; THENCE NORTH 76°29'41" WEST 15.11 FEET; THENCE SOUTH 40°23'46" WEST 11.84 FEET; THENCE SOUTH 13°28'08" WEST 26.94 FEET; THENCE SOUTH 6°36'52" WEST 20.45 FEET; THENCE SOUTH 4°13'17" WEST 20.72 FEET; THENCE SOUTH 51.19 FEET; THENCE SOUTH 21°50'49" EAST 38.21 FEET; THENCE SOUTH 35°07'33" EAST 26.74 FEET; THENCE SOUTH 31°13'03" WEST 43.93 FEET; THENCE SOUTH 26°09'35" WEST 41.50 FEET; THENCE SOUTH 33°50'45" WEST 42.44 FEET; THENCE SOUTH 36°33'41" WEST 75.76 FEET; THENCE SOUTH 87°06'49" WEST 19.89 FEET; THENCE NORTH 56°52'41" WEST 40.19 FEET; THENCE SOUTH 56°59'51" WEST 6.46 FEET; THENCE SOUTH 54°25'15" EAST 6.04 FEET TO THE POINT OF BEGINNING.