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02/29/2008 09:43 AM \$18.00
Book - 9576 Pg - 2078-2082
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: EFM, DEPUTY - MA 5 P.

WHEN RECORDED, PLEASE RETURN TO:

West Jordan Planning and Zoning
8000 South Redwood Road
West Jordan, Utah 84088

NOTICE
(Public Utilities and Drainage)

TO WHOM IT MAY CONCERN:

I, Diana Coe, of West Jordan, Utah, hereby acknowledge that I am the owner of that certain parcel of real property located in Salt Lake County, Utah, and more particularly described as follows:

Lot No. 638 of the Maples at Jordan Hills Phase 6 subdivision, located in Section 34, Township 2 South, Range 2 West, Salt Lake Base and Meridian, according to the official plat thereof as recorded in the Office of the Salt Lake County Recorder. [Sidwell # 20-27-408-007]

In accordance with Section 89-6-103 of the West Jordan Municipal Code we have been granted permission to construct an accessory building upon a portion of said Lot No. 638 in a small area previously encumbered by that certain "public utilities easement" as shown on the aforementioned subdivision plat; provided, however, that the structure will not be located nearer to the boundary line of the Lot than is allowed by municipal ordinance. There are no existing utility lines within the platted easement to be built upon, per verification effected at our request through the "Blue Stakes" program.

I hereby, acknowledge that the location of the accessory structure may be "at risk" of relocation and may be subject to the superior interest of the intended beneficiary of the platted easement and that the structure may, except as affected by the legal doctrine of "waste", be required to be relocated, at the property owner's expense, to accommodate said use by the intended beneficiary of the platted easement. As used in this instrument, the term "intended beneficiaries of the platted easement" shall be construed to mean, in the case of a "public utility easement", those utilities currently licensed or franchised by West Jordan City to provide electrical power, telephone services, natural gas, culinary water, sanitary sewer services and/or cable television services to residents of the community. Provided, however, that the execution and recordation of this document are not intended to expand or restrict the rights or obligations of any party to any easement, platted or otherwise, possessed by any person or entity immediately prior to the execution and recordation of this document.

In the case of a drainage easement, the accessory structure shall be subject to the superior interest of West Jordan City in the drainage easement. In the event that drainage problems occur as a result of locating the accessory building or portion thereof upon the drainage easement, the building shall be removed or relocated or other action taken, at the property owner's expense, to accommodate drainage.

The provisions of this instrument shall be deemed to "run with the land" and shall be binding upon our heirs, successors and assigns, including future purchasers of the property.

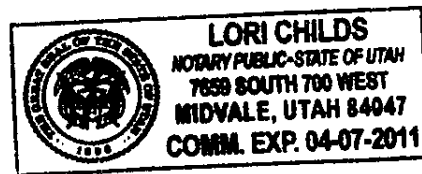
Executed at West Jordan, Utah, this 8 day of February, 2008.

Diana Coe
Diana Coe

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On this 8 day of February, 2008, Diana Coe personally appeared before me and, on his/her oath, acknowledged to me that he/she signed the foregoing Notice for the purpose therein indicated.

Lori Childs
NOTARY PUBLIC



Maddie Francisco-Galang

From: Lachowski, Jeff (KLC) [Jeff.Lachowski@kenecott.com]
Sent: Tuesday, January 15, 2008 11:36 AM
To: Tim Flanery
Subject: Rockery Wall

Tim,

I appreciate the responsibility and diligence you have shown regarding the home construction on lot #638 of the Maples Subdivision. This email can serve as documentation that Kennecott is in approval of the rockery wall plans based on the following points:

- It is my understanding that the construction of the rockery wall will be 15 feet to the inside of the property line. Based on the schematics provided, this would indicate that the wall construction would be at least 50 to 55 feet from the railroad.
- It is my understanding that the rockery wall will be constructed as indicated in the attached IGES report "Rockery Analysis and Design, Residential Lot 638, Maples Subdivision" dated December 12, 2007 including appropriate follow-up inspections by authorized engineers.

I request that the IGES inspection documentation be provided at the conclusion of the project, assuring the construction occurred consistent with the December 12, 2007 report. If you have any questions or concerns please feel free to contact me. Thank you.

Best regards,
Jeff Lachowski

Jeff Lachowski

Senior Asset Specialist

Kennecott Land

**BUILDING ENDURING COMMUNITIES
ON SALT LAKE VALLEY'S WEST BENCH**

5295 South 300 West, Suite 475
Murray, Utah 84107
Office: 801.743.4332
FAX: 801.743.4376
Jeff.Lachowski@kenecott.com
www.kenecottland.com
www.daybreakutah.com

Please consider the environment before printing this email.

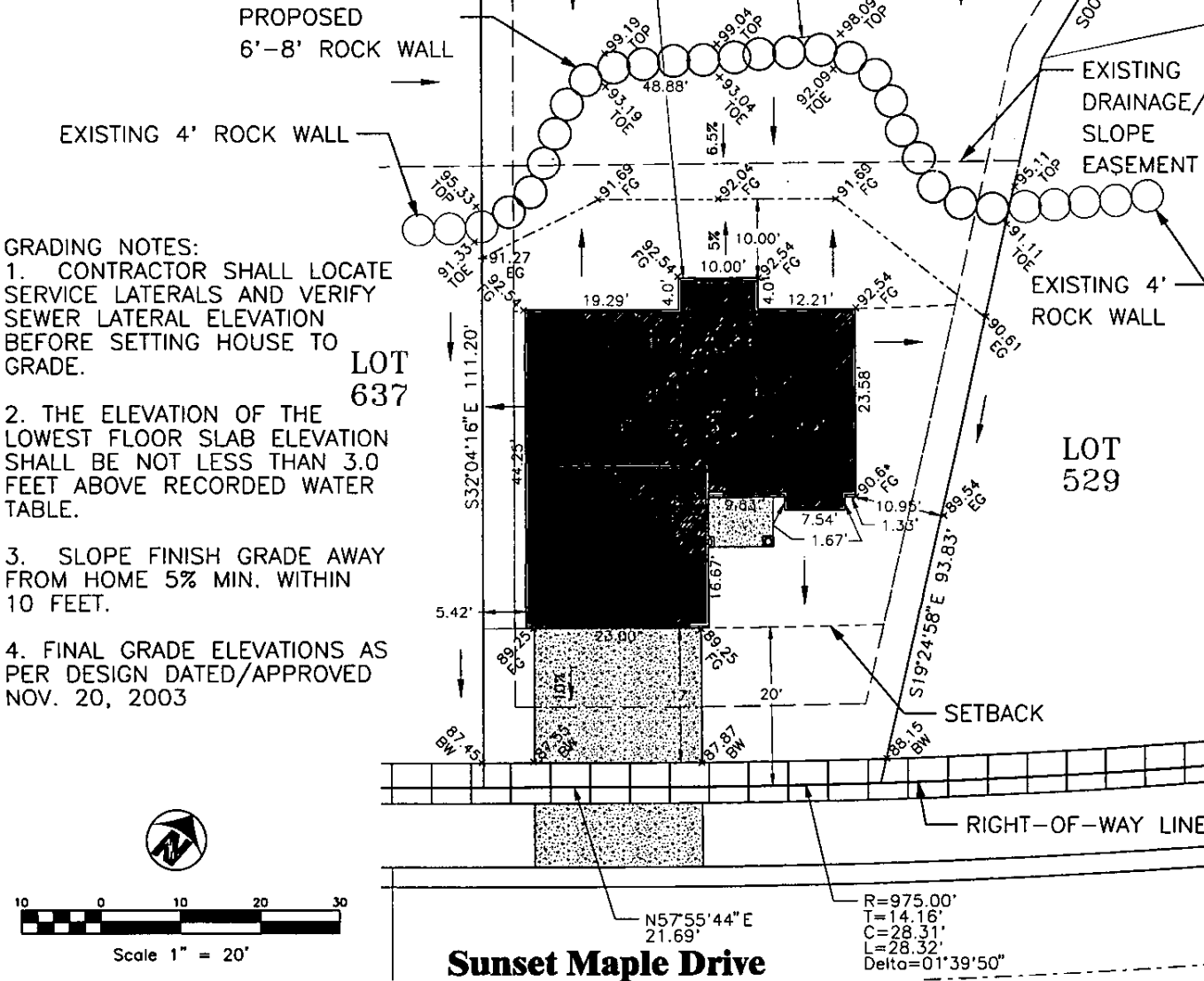
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LEGEND:

- ROAD CENTERLINE
- ===== RIGHT-OF-WAY
- ===== PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- DRAINAGE SWALE
- [Hatched Box] SIDEWALK
- [Circle Pattern] ROCK WALL

KENNECOTT

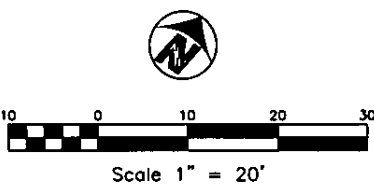
R=2341.86'
T=44.23'
C=88.44'
L=88.45'
Delta=2°09'50"



- GRADING NOTES:**
1. CONTRACTOR SHALL LOCATE SERVICE LATERALS AND VERIFY SEWER LATERAL ELEVATION BEFORE SETTING HOUSE TO GRADE.
 2. THE ELEVATION OF THE LOWEST FLOOR SLAB ELEVATION SHALL BE NOT LESS THAN 3.0 FEET ABOVE RECORDED WATER TABLE.
 3. SLOPE FINISH GRADE AWAY FROM HOME 5% MIN. WITHIN 10 FEET.
 4. FINAL GRADE ELEVATIONS AS PER DESIGN DATED/APPROVED NOV. 20, 2003

LOT 637

LOT 529



The Maples Phase 6 - Lot 638
7462 South Sunset Maple Drive
7462 S.F. OR 0.17 Acres

February 1, 2008 - JG

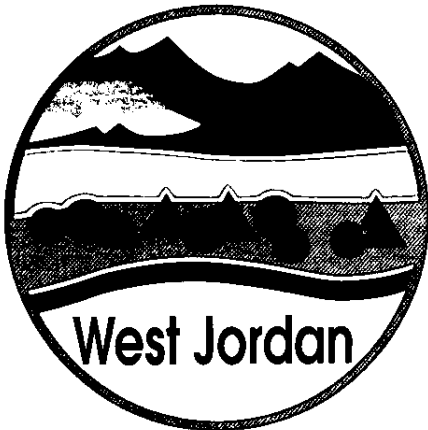
O'Flannery Construction /
Coe Residence

7462 South Sunset Maple Dr. tel (801) 815-3222
 West Jordan, Utah 84088



Ward Engineering Group
 Planning Engineering Surveying

231 West 800 South Suite A tel (801) 487-8040
 Salt Lake City, Utah 84101 fax (801) 487-8668



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
Building & Safety (801) 569-5050
Planning & Zoning (801) 569-5060
Engineering (801) 569-5070
Fax (801) 569-5099

February 5, 2008

Diana Coe
7462 South Sunset Maple Drive
West Jordan, Utah 84088

RE: Easement Release – 7662 South Maple Drive

Dear Ms. Coe:

As requested, the City of West Jordan hereby consents to an encroachment of the drainage/slope easement in the back portion of the property located at 7462 South Sunset Maple Drive,

However, this consent does not waive or relinquish any rights necessary to the operation, maintenance, renewal, construction, repair, or removal of the drainage/slope easement. In the event that drainage problems occur as a result of locating the accessory building or portion thereof upon the drainage easement, the building shall be removed or relocated or other action taken, at the property owner's expense, to accommodate use as a drainage easement.

Sincerely,

Greg Mikolash, AICP
City Planner

Approved as to legal form:

Darien Alcorn
Assistant City Attorney

Nate Nelson, PE
City Engineer