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09/15/2020 11:35 AM \$40.00
Book - 11018 Pg - 7917-7922
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
KC GARDNER COMPANY
201 S MAIN ST STE 2000
SALT LAKE CITY UT 84111
BY: TCA, DEPUTY - M 6 P.

WHEN RECORDED, PLEASE RETURN TO:

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

Portion of APN: 26-10-100-005

PERPETUAL STORM DRAIN EASEMENT

V & M JONES FAMILY, LLC, a Utah limited liability company, and, M H JONES FAMILY, LLC, a Utah limited liability company (hereinafter collectively referred to as "Grantor"), whose principal address is 1592 West Cornerstone Drive, South Jordan, UT 84095, 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 NON-EXCLUSIVE, PERPETUAL 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 this reference].

The Easement herein granted is for the following purpose: installation and maintenance of storm drain piping 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, use and cultivate said property for all purposes not inconsistent with the rights herein granted.

Signed and delivered this 14TH day of Sept, 2020.

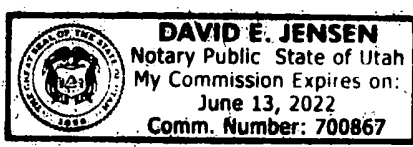
V & M JONES FAMILY, LLC, a Utah limited liability company

By: [Signature]
Its: [Signature]

STATE OF Utah)
COUNTY OF Salt Lake : SS.

On this 14th day of September, 2020, personally appeared before me Michael J. Jones, who being by me duly sworn did say that s/he is the Manager of V & M JONES FAMILY, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6/13/22
Residing in West Jordan UT



M H JONES FAMILY, LLC, a Utah limited liability company

By: _____
Its: _____

STATE OF _____)
: SS.
COUNTY OF _____)

On this _____ day of _____, 2020, personally appeared before me _____, who being by me duly sworn did say that s/he is the _____ of M H JONES FAMILY, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

NOTARY PUBLIC
My Commission Expires: _____
Residing in _____, _____

Accepted by:
CITY OF WEST JORDAN



ATTEST

By: *Dirk Burton*
Name: Dirk Burton
Title: Mayor

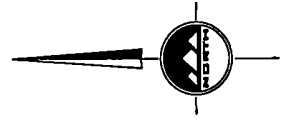
By: *Tangee Sloan*
Name: Tangee Sloan
Title: ~~Deputy~~ City Recorder

Dated: 9.14.2020

Exhibit 'A'

Beginning at the most Southerly corner of Lot 1, West Jordan NBH Zone 4 Tanks and Pond Subdivision, according to the plat thereof, on file and of record in the office of the Salt Lake County Recorder, filed November 5, 2018, under Entry No. 12879991, in Book 2018P, at Page 374, said point also being 2,119.08 feet North 89°33'12" West along the quarter section line and 2,204.90 feet North from the East Quarter Corner of Section 10, Township 3 South, Range 2 West of the Salt Lake Base and Meridian; thence South 58°17'58" West 40.00 feet; thence North 31°42'02" West 381.88 feet; thence North 62°59'37" West 11.43 feet; thence South 58°17'58" West 1,142.77 feet; thence Northwesterly 10.00 feet along the arc of a 531.50 foot radius curve to the left (center bears South 60°29'49" West and the chord bears North 30°02'32" West 10.00 feet with a central angle of 01°04'42") to the southerly right-of-way line of the New Bingham Highway (UT-48); thence North 58°17'58" East 1,171.51 feet along said southerly right-of-way line of New Bingham Highway (UT-48); thence South 62°59'37" East 13.30 feet; thence South 31°42'02" East 360.28 feet; thence North 58°17'58" East 10.00 feet to the westerly boundary line of said Lot 1; thence South 31°42'02" East 30.00 feet along the westerly boundary line of said Lot 1 to the point of beginning.

The foregoing contains 23,825 square feet, or 0.547 acres, more or less.



CITY OF WEST JORDAN
26-10-201-002

WEST JORDAN NSH ZONE 4 TANKS
AND POND SUBDIVISION
LOT 1

NEW BINGHAM HIGHWAY U-48

STORM DRAINAGE
EASEMENT

M.H. JONES FAMILY LLC
26-10-100-005

PROJECT # DATE
9705A 8/21/20

1 OF 1

FILE:
S0EASE-S0

DUT-4 WEST JORDAN

6901 WEST NEW BINGHAM HIGHWAY
WEST JORDAN, UTAH

OFFSITE STORM DRAIN EASEMENT EXHIBIT

FOR:
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