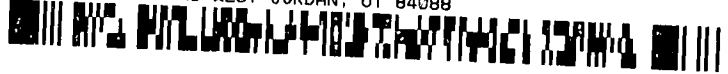


WHEN RECORDED, PLEASE RETURN TO:

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

14207627 B: 11473 P: 3465 Total Pages: 10
02/22/2024 03:45 PM By: Jattermann Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088



Portions of APN: 20-27-101-001-4003, 20-27-100-005, 20-27-176-001

STORM DRAIN EASEMENT

WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company and G & N WOOD PROPERTIES, L.L.C., a Utah limited liability company (collectively and hereinafter referred to as "Grantor"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117 and 45 East Vine Street, Salt Lake City, Utah 84107, respectively, 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"), with a principal office address of 8000 South Redwood Road, West Jordan, Utah 84088, its successors, assigns, licensees and agents, a STORM DRAIN EASEMENT upon, over, under, across and through the following described tract of land, which the Grantor collectively 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 by this reference made a part hereof].

The Easement herein granted is for the following purpose: installation and maintenance of a storm drain line 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.

This Storm Drain Easement shall automatically expire and terminate when a future City-approved public road right-of-way is dedicated over the property described herein, with the road dedication being evidenced by a City-approved deed or subdivision plat being filed in the office of the Salt Lake County Recorder; provided, however, that in the event a public road right-of-way is dedicated over only a portion of the property described herein, then this Easement shall automatically expire and terminate only to that portion of the property covered by the newly dedicated City road right-of-way, and this Easement shall remain in full force and effect for the remainder of the property that is not covered by the newly dedicated City road right-of-way.

Signed and delivered this 28 day of December, 2023.

**WOOD RANCH DEVELOPMENT LLC,
a Utah limited liability company**

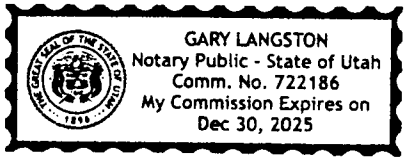
Ty McCutcheon
By: Ty McCutcheon
Its: Manager

STATE OF UTAH)
): SS.
COUNTY OF SALT LAKE)

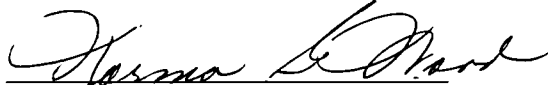
On this 28 day of December, 2023, personally appeared before me Ty McCutcheon, who being duly sworn did say that he is the Manager of Wood Ranch Development LLC, a Utah limited liability company, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Gary Langston
NOTARY PUBLIC

My Commission Expires: 12/30/25
Residing in Utah County, Utah



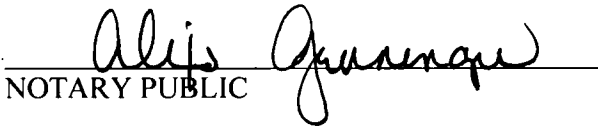
G & N WOOD PROPERTIES, L.L.C.,
a Utah limited liability company



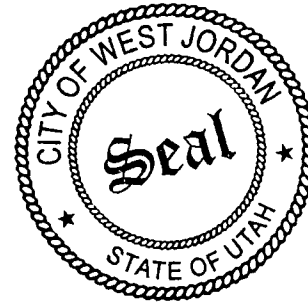
By: Norma G. Wood
Its: Manager

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On this 28th day of December, 2023, personally appeared before me Norma G. Wood, who being duly sworn did say that she is the Manager of G & N Wood Properties, L.L.C., a Utah limited liability company, by authority of its members or its articles of organization, and she acknowledged to me that said limited liability company executed the same.

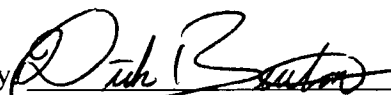

NOTARY PUBLIC

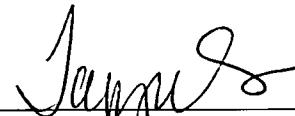
My Commission Expires: 04/25/2025
Residing in Kaysville, Utah



CITY OF WEST JORDAN

ATTEST

By: 
Name: Dirk Burton
Title: Mayor

By: 
Name: Tangee Sloan
Title: City Recorder

Dated: 2.1.2024

Exhibit 'A'

**WOOD RANCH PLAT 1
STORM DRAIN EASEMENTS**

(Line 1)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4288.652 feet along the Section Line and West 450.891 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 09°06'10" East 20.614 feet; thence North 10°04'29" East 22.000 feet to the point of terminus.

Contains: (approx. 43 L.F.)

(Line 2)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4309.006 feet along the Section Line and West 447.590 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 79°39'15" West 41.500 feet to the point of terminus.

Contains: (approx. 42 L.F.)

(Line 3)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4219.442 feet along the Section Line and West 461.538 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 07°11'23" West 219.024 feet; thence South 08°53'28" West 235.458 feet; thence North 80°00'49" West 168.397 feet; thence North 77°32'13" West 46.211 feet; thence South 15°16'21" West 235.994 feet; thence South 30°55'52" East 107.963 feet to the point of terminus.

Contains: (approx. 1013 L.F.)

(Line 4)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10)

feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4002.140 feet along the Section Line and West 489.370 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°57'38" West 76.142 feet; thence North 08°02'22" East 22.000 feet to the point of terminus.

Contains: (approx. 98 L.F.)

(Line 5)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3839.021 feet along the Section Line and West 681.996 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 13°50'00" West 47.012 feet to the point of terminus.

Contains: (approx. 47 L.F.)

(Line 6)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3418.811 feet along the Section Line and West 848.684 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 67°33'31" East 66.480 feet to the point of terminus.

Contains: (approx. 66 L.F.)

(Line 7)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3198.875 feet along the Section Line and West 734.909 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 04°57'14" East 78.304 feet to the point of terminus.

Contains: (approx. 78 L.F.)

(Line 8)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3163.436 feet along the Section Line and West 506.293 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running to a point on a 471.500 foot radius non tangent curve to the right, (radius bears North 04°22'50" East, Chord: North 83°20'51" West 37.383 feet); thence along the arc of said curve 37.393 feet through a central angle of 04°32'38"; thence North 81°04'32" West 38.827 feet; thence North 64°14'55" West 125.478 feet; thence North 08°55'28" East 54.647 feet; thence South 81°04'32" East 20.000 feet; thence South 08°55'28" West 13.349 feet; thence South 57°42'56" East 192.026 feet to the point of beginning.

Property contains 0.151 acres, 6592 square feet.

(Line 9)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3081.980 feet along the Section Line and West 350.193 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 08°02'58" West 30.688 feet to the point of terminus.

Contains: (approx. 31 L.F.)

(Line 10)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3487.786 feet along the Section Line and West 992.471 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 64°35'45" West 349.041 feet; thence North 50°57'21" West 163.750 feet; thence North 34°48'24" West 65.186 feet; thence North 36°41'34" West 173.836 feet; thence North 36°41'34" West 260.522 feet to the point of terminus.

Contains: (approx. 1012 L.F.)

(Line 11)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3740.674 feet along the Section Line and West 1434.452 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 55°49'56" East 22.500 feet to the point of terminus.

Contains: (approx. 23 L.F.)

(Line 12)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3794.197 feet along the Section Line and West 1471.558 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°18'26" East 22.000 feet to the point of terminus.

Contains: (approx. 22 L.F.)

(Line 13)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3950.477 feet along the Section Line and West 1553.426 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 52°06'24" West 27.500 feet; thence South 50°31'40" West 22.501 feet to the point of terminus.

Contains: (approx. 50 L.F.)

(Line 14)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4145.699 feet along the Section Line and West 1754.015 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 52°12'26" West 30.070 feet; thence South 40°44'39" West 148.017 feet; thence North 63°46'12" West 41.676 feet to the point of terminus.

Contains: (approx. 220 L.F.)

(Line 15)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township

2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4127.351 feet along the Section Line and West 1777.710 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 38°49'13" West 41.513 feet to the point of terminus.

Contains: (approx. 42 L.F.)

(Line 16)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4293.285 feet along the Section Line and West 1801.696 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 56°48'43" East 140.418 feet to the point of terminus.

Contains: (approx. 140 L.F.)

(Line 17)

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 4359.140 feet along the Section Line and West 2675.576 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 88°19'28" West 2.022 feet; thence South 77°07'06" West 22.021 feet to the point of terminus.

Contains: (approx. 24 L.F.)

(Line 18)

A twenty (20) foot wide storm drain easement, located in the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3809.249 feet along the Section Line and West 2701.483 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 86°36'14" West 26.000 feet to the point of terminus.

Contains: (approx. 26 L.F.)

(Line 19)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3776.439 feet along the Section Line and West 2562.245 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 East, Salt Lake Base and Meridian and running thence South 03°23'46" West 42.142 feet to the point of terminus.

Contains: (approx. 42 L.F.)

(Line 20)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3776.311 feet along the Section Line and West 2476.102 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 East, Salt Lake Base and Meridian and running thence South 03°23'46" West 53.092 feet to the point of terminus.

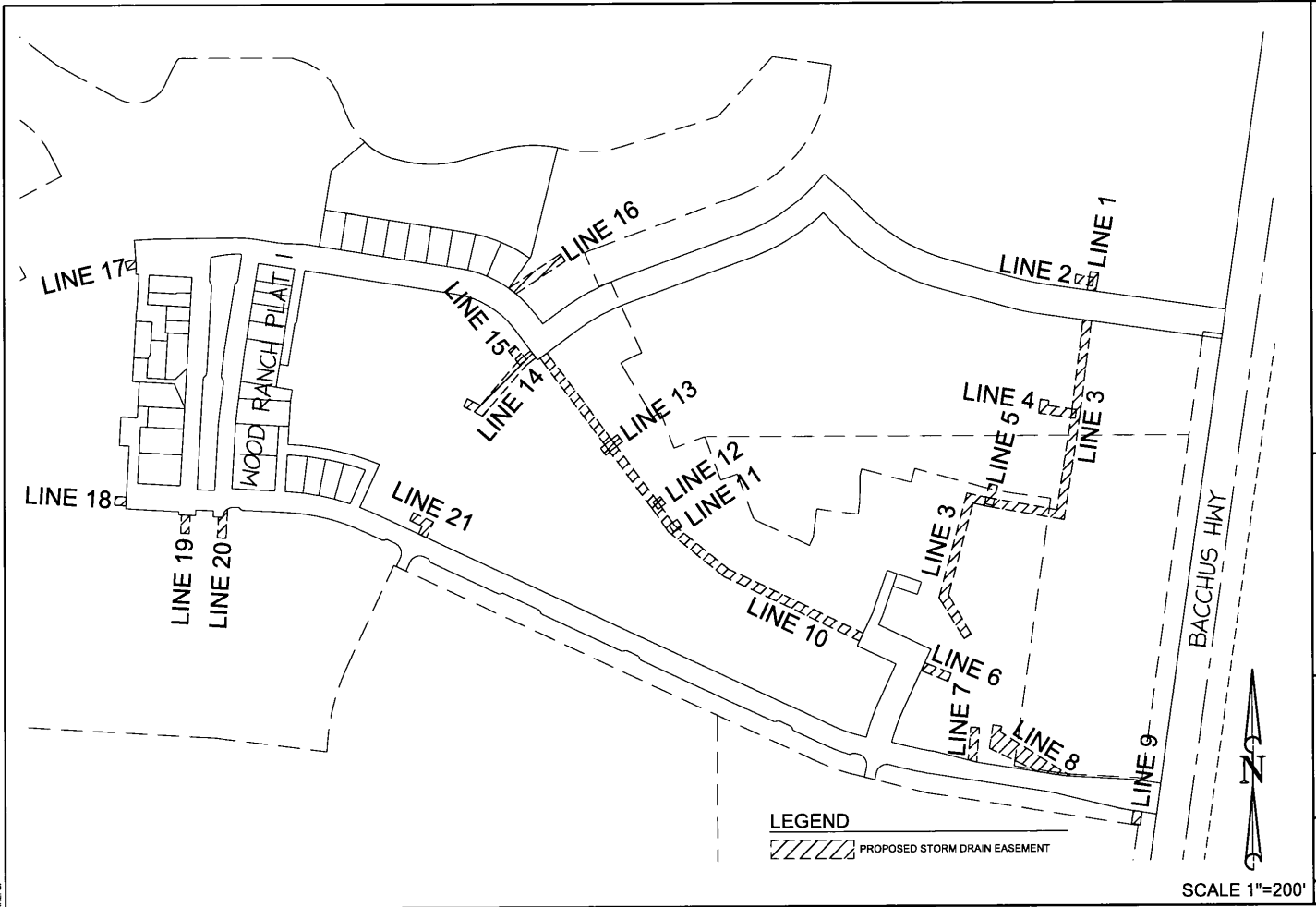
Contains: (approx. 53 L.F.)

(Line 21)

A twenty (20) foot wide storm drain easement, located in the Northwest Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point that lies North 00°06'38" West 3726.635 feet along the Section Line and West 2013.374 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 25°00'51" East 29.642 feet; thence North 64°59'09" West 41.500 feet to the point of terminus.

Contains: (approx. 42 L.F.)



**WOOD RANCH PLAT 1 - WEST JORDAN CITY
STORM DRAIN EASEMENTS**

PERIGEE CONSULTING
CIVIL • SURVEYING • SURVEY

DATE: _____ TIME: _____
 NETWORK: _____
 PATH: _____
 DWG NAME: _____
 LAYOUT: _____
 SHEET NUMBER: _____
 DESIGNER: _____ UPR: _____

JOB NUMBER
00724

N:\00724 Wood Ranch\Survey\Exhibit\Plat 1\2023-03-29 00724 WR Plat 1 Offsite Storm Drain Easements-WIC.dwg, 12/20/2023 8:32:59 AM, DWG To PDF.pc3