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WHEN RECORDED, PLEASE RETURN TO:

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

14207630 B: 11473 P: 3493 Total Pages: 6
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 **WOOD RANCH DEVELOPMENT LLC, a Utah limited liability company** (hereinafter referred to as "Grantee"), with a principal office address of 978 Woodoak Lane, Salt Lake City, Utah 84117, 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 24 day of December, 2023.

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

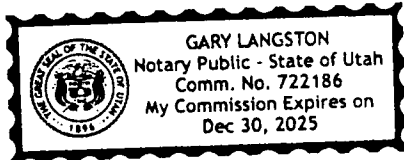
Ty McCutcheon
By: Ty McCutcheon
Its: Manager

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



**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 26 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

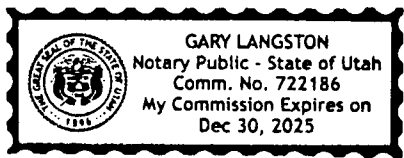


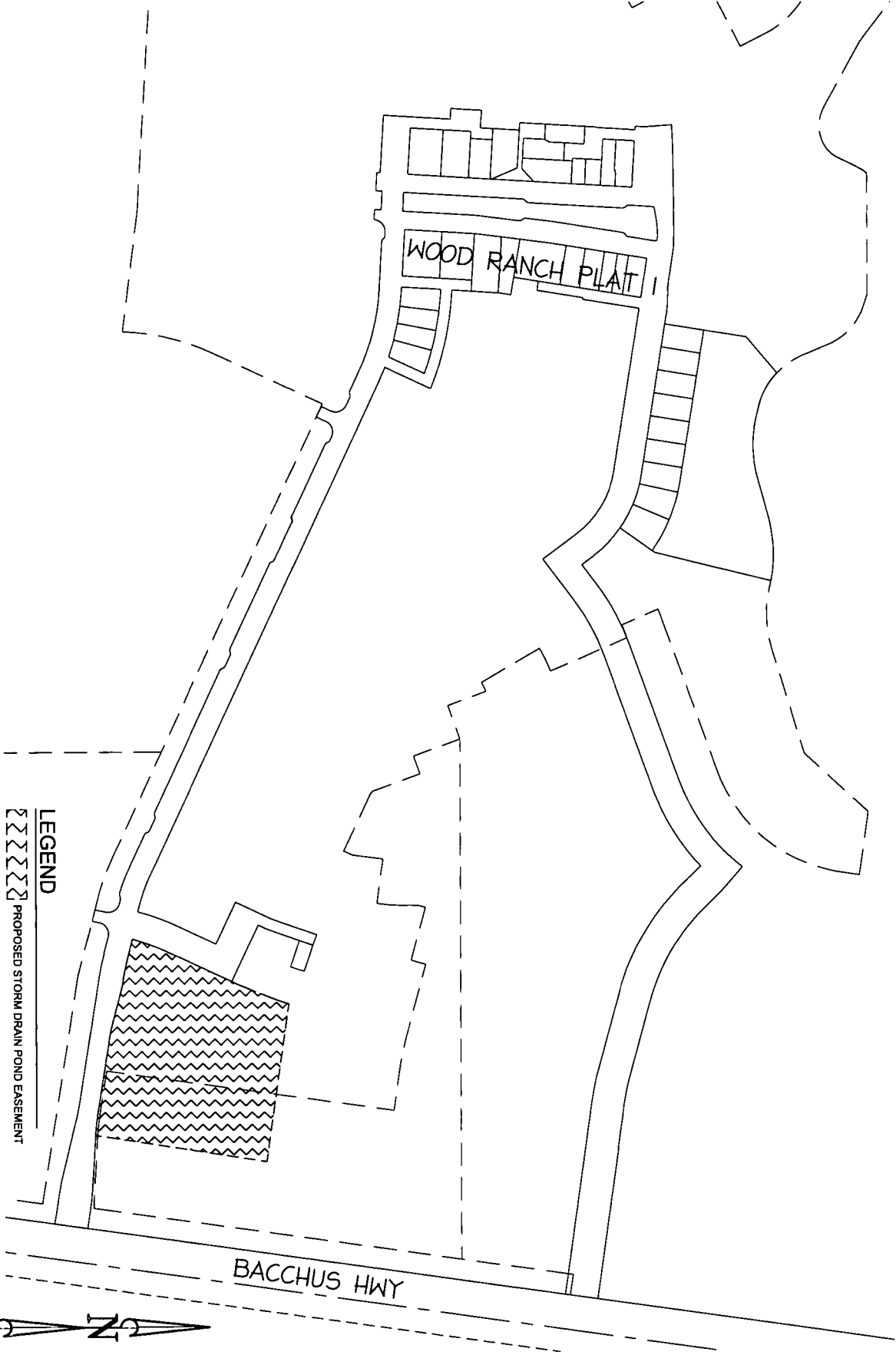
Exhibit 'A'

**WOOD RANCH PLAT 1
STORM DRAIN POND EASEMENT**

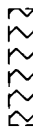
Beginning at a point on a 471.500 foot radius non tangent curve to the right, (radius bears North 03°19'28" East, Chord: North 83°52'32" West 46.064 feet), said point lies North 00°06'38" West 3162.853 feet along the Section Line and West 497.625 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along the arc of said curve 46.082 feet through a central angle of 05°35'59"; thence North 81°04'32" West 183.781 feet; thence North 75°25'50" West 101.664 feet; thence North 81°04'32" West 14.575 feet to a point on a 461.500 foot radius tangent curve to the right, (radius bears North 08°55'28" East, Chord: North 78°25'08" West 42.782 feet); thence along the arc of said curve 42.798 feet through a central angle of 05°18'48"; thence North 75°45'44" West 45.313 feet to a point on a 470.000 foot radius non tangent curve to the right, (radius bears South 74°33'05" East, Chord: North 20°13'53" East 78.377 feet); thence along the arc of said curve 78.468 feet through a central angle of 09°33'57"; thence North 25°00'51" East 156.096 feet; thence North 25°00'51" East 13.402 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears North 64°59'09" West, Chord: North 23°24'04" East 15.202 feet); thence along the arc of said curve 15.204 feet through a central angle of 03°13'35"; thence North 21°47'17" East 66.855 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears North 68°12'43" West, Chord: North 18°30'48" East 30.846 feet); thence along the arc of said curve 30.863 feet through a central angle of 06°32'57"; thence North 15°14'19" East 5.838 feet; thence South 81°57'38" East 346.624 feet; thence South 08°55'28" West 375.110 feet to the point of beginning.

Property contains 3.323 acres.

XREFS:



LEGEND

 PROPOSED STORM DRAIN POND EASEMENT

SCALE 1" = 200'



BACCHUS HWY

JOB NUMBER 00724	DATE: _____ TIME: _____
	NETWORK: _____
	PATH: _____
	DWG NAME: _____
	LAYOUT: _____
	DESIGNER: _____ MGR: _____

 **PERIGEE CONSULTING**
 CIVIL • STRUCTURAL • SURVEY

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**WOOD RANCH PLAT 1 - DEVELOPER/HOA
 STORM DRAIN EASEMENTS**