

14215198 B: 11477 P: 3918 Total Pages: 5
03/12/2024 03:44 PM By: adavis Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY RECORDER
8000 S REDWOOD RD WEST JORDAN, UT 84088

WHEN RECORDED, PLEASE RETURN TO:



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

Portion of APN: 26-03-400-005

TEMPORARY PUBLIC UTILITY EASEMENT

MH Jones Family LLC (the "Owner"), owns that certain strip of land described in Exhibit "A", attached hereto and by this reference incorporated herein (the "Property"), and the Owner does hereby grant and convey a Public Utility Easement pursuant to § 54-3-27, Utah Code Annotated ("UCA"), over, under, across and through the Property, to all public utility companies (the "Utility Companies"), as defined in § 54-2-1, UCA, with the right to install, maintain, operate, repair, remove, replace, or relocate the Utility Companies' public utility facilities; provided, however, that the Owner reserves unto itself the right to occupy, use, and cultivate the Property, and the right to grant unto others the right to occupy, use, and cultivate the Property, for all purposes not inconsistent with the rights herein granted.

The Utility Companies shall comply with all City, State, and Federal laws and regulations, and shall obtain all necessary permits, pay all applicable fees, and post any bonds required prior to working in the Public Utility Easement.

The rights, conditions and provisions of this Public Utility Easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

This Temporary Public Utility Easement shall automatically expire and terminate when a future City-approved public road right-of-way or platted PUE is dedicated over the property described herein, with the 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 or platted PUE 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 or platted PUE, 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 or platted PUE.

Exhibit "A"

**LEGAL DESCRIPTION
PREPARED FOR
9000 SOUTH 6400 WEST TO U-111
WEST JORDAN CITY, UTAH**

February 12, 2024

22-0313

RM

PUBLIC UTILITY EASEMENT DESCRIPTION

Located in the Southeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

An easement being 15 feet in width, being 7.5 feet on each side of the following described centerline:

Beginning at a point being along the section line N89°46'19"W 52.50 feet from the East 1/4 Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence S00°08'28"W 895.06 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 395.00 feet (radius bears: S89°45'44"E) a distance of 206.65 feet through a central angle of 29°58'30" Chord: S14°44'59"E 204.30 feet to a point of terminus.

CENTER QUARTER
OF SECTION 3, T3S,
R2W, SLB&M

3 3
BASIS OF BEARING: N89°46'19"W 2647.96'

PROPOSED 9000 SOUTH
ROADWAY

26-03-200-003
WEST JORDAN CITY

EAST 1/4 CORNER OF
SECTION 3, T3S, R2W, SLB&M
2.5 INCH FLAT BRASS
MONUMENT FOUND

POINT OF
BEGINNING

N89°46'19"W
52.50' (TIE)

S0°08'28"W
895.06'

0.38 ACRES +/-



26-03-400-005
MH JONES FAMILY LLC
ENTRY NO. 12434294

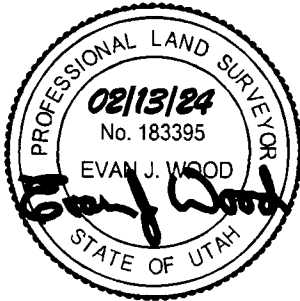
9075 SOUTH

6400 WEST

COPPERING AVE

COPPERFIELD SUBDIVISION
PHASE I

ENTRY: 9358906
BOOK: 2005P PAGE: 118



15.0' WIDE

R=395.00'
Δ=29°58'30"
L=206.65'
CH=S14°44'59"E 204.30'

CALCULATED:
S00°08'30"E 2645.07'

NEW BINGHAM
HIGHWAY

SOUTHEAST CORNER OF
SECTION 3, T3S, R2W, SLB&M
MONUMENT NOT FOUND

FOCUS
ENGINEERING AND SURVEYING, L.L.C.
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

**PUBLIC UTILITY EASEMENT
EXHIBIT**

LOCATION: SE 1/4 OF S3, T3S, R2W, SLB&M

Date Created	02/13/24
Scale	N.T.S.
Drawing	RM
Job	22-0313
Sheet	

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