

After Recording Return To:

JF UNION PARTNERS, LLC  
ATTN: BROCK LOOMIS  
1148 W. LEGACY CROSSING BLVD., SUITE 400  
CENTERVILLE, UTAH 84014

13457625  
11/12/2020 9:15:00 AM \$40.00  
Book - 11058 Pg - 4780-4783  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
JF CAPITAL  
BY: eCASH, DEPUTY - EF 4 P.

Affecting Parcel Number: 21-25-251-033

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*(Space above for recorders use only)*

### **PUBLIC UTILITY EASEMENT**

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Midvale City, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of public utility lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND SEE ATTACHED EXHIBIT "B" FOR GRAPHIC DEPICTION**

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement.

[SIGNATURE PAGE TO FOLLOW]

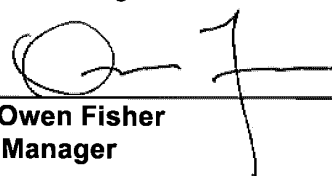
Witness, the hand of said Grantor, this 9<sup>th</sup> day of November, 2020.

**JF UNION PARTNERS, LLC,**  
a Utah limited liability company

By: JF UNION MEMBER, LLC,  
a Utah limited liability company  
Its: Managing Member

By: JF CAPITAL, LLC,  
a Utah limited liability company  
Its: Manager

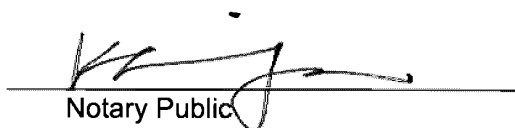
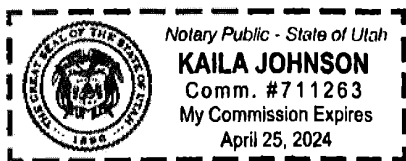
By: J. FISHER COMPANIES, LLC,  
a Utah limited liability company  
Its: Manager



**By: Owen Fisher**  
**Its: Manager**

State of UTAH )  
  ) :SS  
County of DAVIS )

On the 9<sup>th</sup> day of November, 2020, personally appeared before me, Owen Fisher, who being duly sworn did say that he is the Manager of J. Fisher Companies, LLC, a Utah limited liability company, Manager of JF Capital, LLC, a Utah limited liability company, Manager of JF Union Member, LLC, a Utah limited liability company, Managing Member of JF Union Partners, LLC, a Utah limited liability company, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public

**EXHIBIT "A"**

**Legal Description of 20' P.U.E.**

A 20' public utility easement situated in the North Half of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Located in the City of Midvale, County of Salt Lake, Utah, being 20 feet in width, 10 feet on each side of the following described centerline:

Beginning at a point on the northerly right of way line of 7300 South Street; said point being North 00°18'38" East, along the section line, 667.36 feet and South 89°41'22" East, 2526.82 feet from the West Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°47'48" East, 96.20 feet; thence South 89°12'12" East, 75.50 feet; thence North 00°47'48" East, 100.61 feet to a point of terminus.

# EXHIBIT "B"

## Graphic Depiction of 20' P.U.E.

