

WHEN RECORDED, MAIL TO:
Utah Transit Authority
Real Estate Department
669 West 200 South
Salt Lake City, Utah 84101

WHEN RECORDED, MAIL TO:
Midvale Station LLC
299 So. Main Street, Suite 2450
Salt Lake City, Utah 84111

120721 - CAB

13195536
2/18/2020 1:41:00 PM \$40.00
Book - 10897 Pg - 5513-5515
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

GRANT OF PRIVATE UTILITY EASEMENT

Tax ID No. 21-25-480-032
Project Name: MIDVALE CENTER STATION

MIDVALE STATION LLC, a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to UTAH TRANSIT AUTHORITY, a public transit district organized and existing pursuant to Utah law, Grantee, a perpetual non-exclusive private utility easement to install, use, keep, maintain, repair and replace, as required, area lights, underground utility lines, pipes and conduits of all types and appurtenances thereto. The boundary of said easement, being a portion of the Grantor's property is described as follows:

Being a portion of Tax ID Parcel known as 21-25-480-032, generally located at 95 West Center Street, Midvale, UT, adjacent to Utah Transit Authority Midvale Center Light Rail Trax Station, said portion being part of the property defined in that certain Quit Claim Deed, Recorded December 20, 2019, as Entry 13153447, in Book 10875 at Page 9886, on file at the Salt Lake County, Utah Recorder's Office, said portion of land as described below lying within the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and described as follows:

Commencing at the Standard 2.5" Flat Brass Cap located at the intersection of 7720 South Street and State Street, thence South 89°53'10" West 1035.89 feet along the monument line of said 7720 South Street, thence departing said monument line South 00°06'50" East 49.50 feet to a point on the south right-of-way line of said 7720 South Street (49.50 foot wide half width), said point also being North 450.65 feet and West 873.07 feet from the Southeast Corner of said Section 25, said point being on the existing back of curb and the beginning of a non-tangent curve; thence southwesterly 13.16 feet along said back of curb and curve to the left, having a radius of 40.54 feet (radius bears South 42°35'42" East) with a central angle of 18°35'53", chord bears South 38°06'21" West 13.10 feet to the **Point of Beginning**:

Thence departing said back of curb South 00°03'01" West 99.06 feet to the beginning of a non-tangent curve; thence southeasterly 49.95 feet along said curve to the left, having a radius of 43.55 feet (radius bears North 85°18'08" East) with a central angle of 65°42'48", chord bears South 37°33'16" East 47.25 feet; thence South 73°08'36" East 12.07 feet; thence South 80°21'06" East 6.73 feet to the beginning of a non-tangent curve; thence northeasterly 41.61 feet along said curve to the left, having a radius of 56.34 feet (radius bears North 08°44'56" East) with a central angle of 42°18'43", chord bears North 77°35'35" East 40.67 feet; thence North 33°33'47" West 5.12 feet to the beginning of a non-tangent curve; thence northeasterly 14.00 feet along said curve to the right, having a radius of 5.00 feet (radius bears North 62°10'02" East) with a central angle of 160°22'46", chord bears North 52°21'25" East 9.85 feet; thence South 43°56'05" East 4.90 feet along a radial line to the beginning of a curve; thence northeasterly 48.44 feet along said curve to the left, having a radius of 63.93 feet with a central angle of 43°24'32", chord bears North 24°21'40" East 47.29 feet; thence North 00°45'09" West 12.89 feet; thence North 89°14'51" East 5.00 feet to a point on the easterly property line of said parcel and a point on the existing back of curb;

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thence the next eight (8) calls along said existing back of curb and existing property line, (1) South 00°45'09" East 13.03 feet to the beginning of a non-tangent curve; (2) southwesterly 57.59 feet along said curve to the right, having a radius of 68.93 feet (radius bears North 87°28'10" West) with a central angle of 47°52'03", chord bears South 26°27'52" West 55.93 feet to the beginning of a compound curve; (3) westerly 51.81 feet along said curve to the right, having a radius of 61.34 feet (radius bears North 39°36'06" West) with a central angle of 48°23'17", chord bears South 74°35'32" West 50.28 feet; (4) North 80°21'06" West 7.09 feet; (5) North 73°08'36" West 12.50 feet to the beginning of a non-tangent curve; (6) northwesterly 56.02 feet along said curve to the right, having a radius of 48.55 feet (radius bears North 19°26'40" East) with a central angle of 66°06'33", chord bears North 37°30'04" West 52.96 feet; (7) North 00°03'01" East 79.70 feet to the beginning of a non-tangent curve; (8) northeasterly 20.41 feet along said curve to the right, having a radius of 40.54 feet (radius bears North 89°57'57" East) with a central angle of 28°50.27", chord bears North 14°23'11" East 20.19 feet to the **Point of Beginning**.

Contains 1,499 square feet or 0.03 acres in area.

BASIS OF BEARING

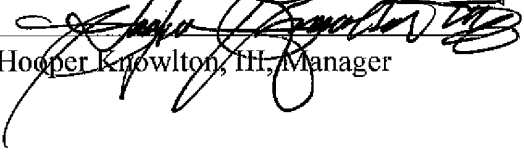
South 89°53'10" West, being the bearing of the centerline of 7720 South Street between State Street and 339 West, located in Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

End of description

WITNESS, the hand of said Grantor, this 16th day of February A.D. 2020.

GRANTOR:

MIDVALE STATION LLC, a Utah limited liability company

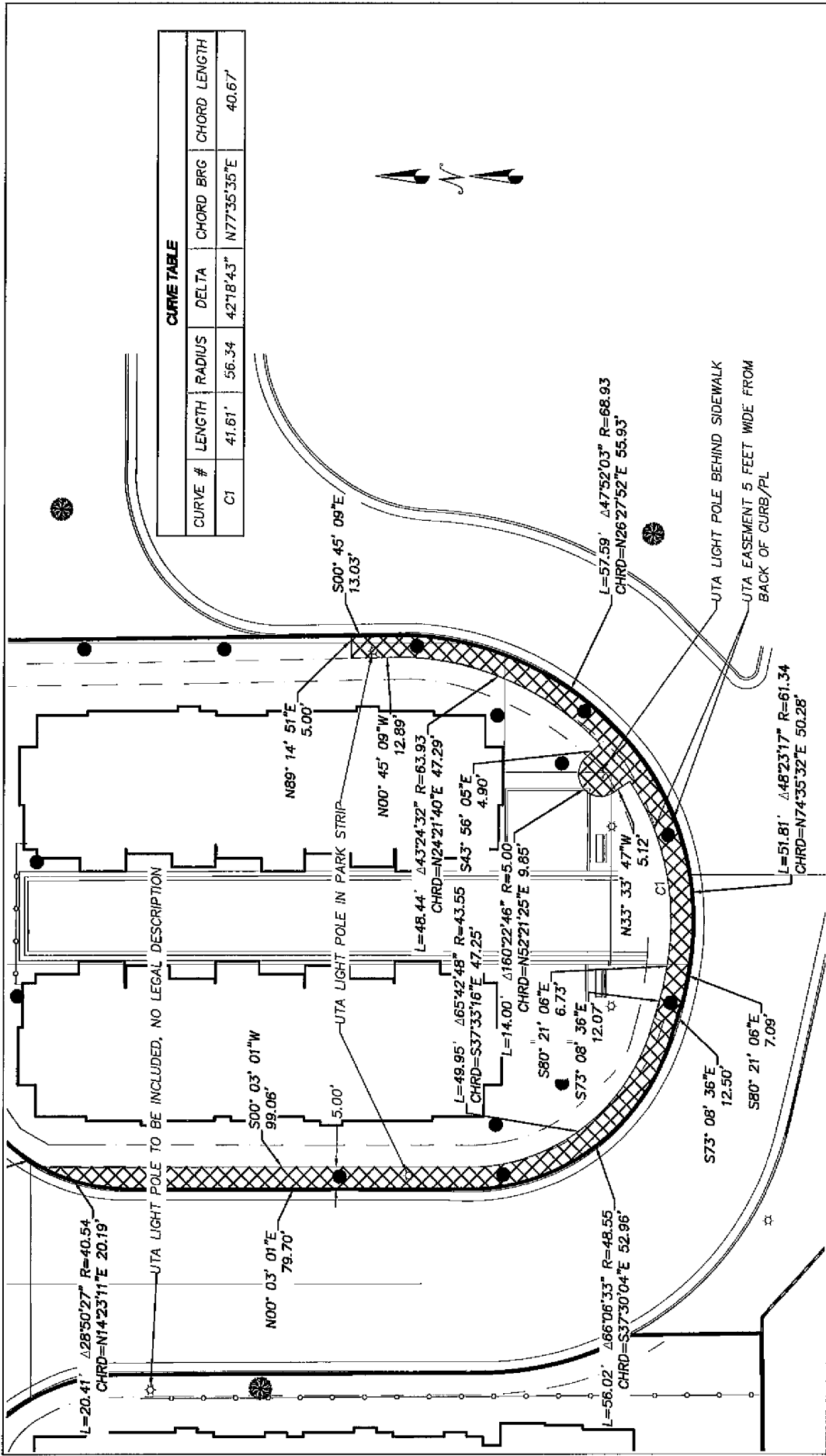

Hooper Knowlton, III, Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the date first above written personally appeared before me, Hooper Knowlton, III, who, being by me duly sworn, says that he is the Manager of MIDVALE STATION LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.


Notary Public





CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD LENGTH
C1	41.61'	56.34	42°18'43"	N77°35'35"E	40.67'

				MIDVALE STATION LLC MIDVALE CENTER STATION PRIVATE EASEMENT EXHIBIT	
SCALE:	1" = 30'	DESIGNED BY:	BEY	DATE:	1/10/2020
DRAWN BY:	BEY	CHECKED BY:		SHEET NO.:	1 OF 1
REDCOM, INC. LAND SURVEYORS 25 SOUTH MAIN, SUITE 200 CANTONVILLE, UTAH 84014 (801) 298-2401 FAX (801) 298-2024					