

After Recording Return To:

Highline Office 1, L.C.
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111

13058891
8/26/2019 8:47:00 AM \$40.00
Book - 10820 Pg - 5470-5472
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

(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 **Draper 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"

TAX ID NOS.: 34-07-300-021-0000, 34-07-300-020-0000, and 34-07-151-001-0000 (for reference purposes only)

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

Witness, the hand of said Grantor, this 23 day of August, 2019.

Highline Office 1, L.C.
a Utah limited liability company

By: KC Gardner Company, L.C.
a Utah limited liability company
its manager

BY: 
NAME: Christian Gardner
ITS: Manager

State of Utah)
 :SS
County of Salt Lake)

On the 23 day of AUGUST, 2019, personally appeared before me, Christian Gardner, who acknowledged themselves to be the Manager of KC Gardner Company, L.C, a Utah limited liability company, being the Manager of Highline Office 1, L.C., a Utah limited liability company, and that they as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



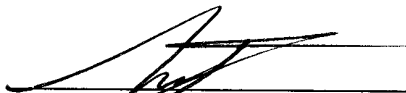

Notary Public

EXHIBIT "A"

Additional 5' PUE

(affects Lot 7 and 8 of Pluralsight Subdivision and Parcel A of Highline Subdivision)

Beginning at a point being North 89°56'36" West 2,864.93 feet along the section line feet and South 514.04 feet from the Center of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 19°06'33" East 69.44 feet;
thence Northeasterly 179.14 feet along the arc of a 953.00 foot radius curve to the right (center bears South 70°53'27" East and the chord bears North 24°29'40" East 178.88 feet with a central angle of 10°46'14");
thence North 29°52'47" East 380.16 feet;
thence Northeasterly 161.90 feet along the arc of a 303.00 foot radius curve to the right (center bears South 60°07'13" East and the chord bears North 45°11'13" East 159.98 feet with a central angle of 30°36'53");
thence North 60°29'40" East 1,032.22 feet;
thence Northeasterly 28.70 feet along the arc of a 288.00 foot radius curve to the right (center bears South 29°30'20" East and the chord bears North 63°20'59" East 28.69 feet with a central angle of 05°42'38");
thence North 66°12'18" East 77.13 feet;
thence Northeasterly 38.07 feet along the arc of a 382.00 foot radius curve to the left (center bears North 23°47'42" West and the chord bears North 63°20'59" East 38.06 feet with a central angle of 05°42'38");
thence North 60°29'40" East 50.26 feet;
thence South 10°31'41" East 5.29 feet;
thence South 60°29'40" West 48.54 feet;
thence Southwesterly 38.57 feet along the arc of a 387.00 foot radius curve to the right (center bears North 29°30'20" West and the chord bears South 63°20'59" West 38.56 feet with a central angle of 05°42'38");
thence South 66°12'18" West 77.13 feet;
thence Southwesterly 28.21 feet along the arc of a 283.00 foot radius curve to the left (center bears South 23°47'42" East and the chord bears South 63°20'59" West 28.19 feet with a central angle of 05°42'38");
thence South 60°29'40" West 1,032.22 feet;
thence Southwesterly 159.23 feet along the arc of a 298.00 foot radius curve to the left (center bears South 29°30'20" East and the chord bears South 45°11'13" West 157.34 feet with a central angle of 30°36'53");
thence South 29°52'47" West 380.16 feet;
thence Southwesterly 178.20 feet along the arc of a 948.00 foot radius curve to the left (center bears South 60°07'13" East and the chord bears South 24°29'40" West 177.94 feet with a central angle of 10°46'14");
thence South 19°06'33" West 69.42 feet;
thence North 71°12'44" West 5.00 feet to the point of beginning.

Contains 10,072 Square Feet or 0.231 Acres