

Contact:
Tooele City Recorder
90 North Main
Tooele, UT 84074
(435) 843-2110

Perpetual Culinary Water Easement

Affected Parcel(s):02-010-0-0051
02-009-0-0093

The Redevelopment Agency of Tooele City, Utah, Grantor, hereby grants and conveys to Tooele City Corporation a perpetual, non-exclusive easement to be used for the installation, maintenance and operation of culinary water lines and facilities, upon and under the following described tracts of land, to wit:

Water Easement #1

A Parcel of Land Being 15 Feet Wide, with a Half Width of 7.5 Feet, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian, and the Northwest Quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Base & Meridian, for an Existing Water Line; the Intended Centerline of Which Is to Be along the Existing Water Line Being Described as Follows:

Commencing at the Northwest Corner of Section 32, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and Running Thence South 00°05'28" East along the West Line of the Northwest Quarter of Said Section 32, a Distance of 906.29 Feet, Thence North 89°54'32" East, a Distance of 210.80 Feet to the Point of Beginning; Thence North 23°32'43" East, a Distance of 17.89 Feet; Thence North 14°55'52" East, a Distance of 784.07 Feet; Thence North 15°18'55" East, a Distance of 342.44 Feet; Thence North 12°52'50" East, a Distance of 460.88 Feet; Thence North 14°34'17" East, a Distance of 140.64 Feet; Thence North 15°53'12" East, a Distance of 1,190.40 Feet; Thence North 36°12'32" West, a Distance of 104.54 Feet to a Point Being on the East Line of Lot 301 the of Tooele City Commercial Park Phase 3 Amended (Entry No. 212598) and the Point of Termination. Easement Lines Are to Be Trimmed And/or Extended So as to Terminate at Grantor's Boundary.

Contains: 45,650 Square Feet or 1.048 Acres +/-

All as Shown on Exhibit A-1 Attached Hereto and Made a Part Hereof.

Also:

Water Easement #2

A Parcel of Land Being 15 Feet Wide, with a Half Width of 7.5 Feet, Located in the Northwest Quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Base & Meridian, for an Existing Water Line; the Intended Centerline of Which Is to Be along the Existing Water Line Being Described as Follows:

Commencing at the Northwest Corner of Section 32, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and Running Thence South 00°05'28" East along the West Line of the Northwest Quarter of Said Section 32, a Distance of 847.90 Feet; Thence North 89°54'32" East, a Distance of 62.01 Feet to the Point of Beginning; Thence South 80°41'51" East, a Distance of 294.73 Feet to the West Right-of-way Line of Tooele Boulevard (Entry No. 401144) and the Point of Termination. Easement Lines Are to Be Trimmed And/or Extended So as to Terminate at Grantor's Boundary.

Contains: 6,439 Square Feet or 0.148 Acres +/-

All as Shown on Exhibit A-1 Attached Hereto and Made a Part Hereof.

Also:

Water Easement #3

A Parcel of Land Being 15 Feet Wide, with a Half Width of 7.5 Feet, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian, for an Existing Water Line; the Intended Centerline of Which Is to Be along the Existing Water Line Being Described as Follows:

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and Running Thence North 00°05'41" West along the West Line of the Southwest Quarter of Said Section 29, a Distance of 806.51 Feet, Thence North 89°54'19" East, a Distance of 538.15 Feet to the Point of Beginning; Thence South 78°10'33" East, a Distance of 115.61 Feet to the Centerline and Intersecting Water Line Easement No. 1, and the Point on Termination.

Contains: 1,735 Square Feet or 0.040 Acres +/-

All as Shown on Exhibit A-1 Attached Hereto and Made a Part Hereof.

Also:

Water Easement #4

A Parcel of Land Being 15 Feet Wide, with a Half Width of 7.5 Feet, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian, for an Existing Water Line; the Intended Centerline of Which Is to Be along the Existing Water Line Being Described as Follows:

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian, and Running Thence North 00°05'41" West along the West Line of the Southwest Quarter of Said Section 29, a Distance of 919.71 Feet; Thence North 89°54'19" East, a Distance of 399.74 Feet to the Point of Beginning, Said Point Being on the East Line of Lot 305 of Tooele City Commercial Park Phase 3 Amended (Entry No. 212598); Thence South 78°19'46" East, a Distance of 154.80 Feet; Thence South 77°14'29" East, a Distance of 213.52 Feet; Thence South 73°13'05" East, a Distance of 121.57 Feet; Thence South 70°17'59" East, a Distance of 93.96 Feet to the West Right-of-way Line of Tooele Boulevard

EXHIBIT A

WATER EASEMENT #1

A PARCEL OF LAND BEING 15 FEET WIDE, WITH A HALF WIDTH OF 7.5 FEET, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR AN EXISTING WATER LINE; THE INTENDED CENTERLINE OF WHICH IS TO BE ALONG THE EXISTING WATER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°05'28" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 906.29 FEET, THENCE NORTH 89°54'32" EAST, A DISTANCE OF 210.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23°32'43" EAST, A DISTANCE OF 17.89 FEET; THENCE NORTH 14°55'52" EAST, A DISTANCE OF 784.07 FEET; THENCE NORTH 15°18'55" EAST, A DISTANCE OF 342.44 FEET; THENCE NORTH 12°52'50" EAST, A DISTANCE OF 460.88 FEET; THENCE NORTH 14°34'17" EAST, A DISTANCE OF 140.64 FEET; THENCE NORTH 15°53'12" EAST, A DISTANCE OF 1,190.40 FEET; THENCE NORTH 36°12'32" WEST, A DISTANCE OF 104.54 FEET TO A POINT BEING ON THE EAST LINE OF LOT 301 THE OF TOOELE CITY COMMERCIAL PARK PHASE 3 AMENDED (ENTRY NO. 212598) AND THE POINT OF TERMINATION. EASEMENT LINES ARE TO BE TRIMMED AND/OR EXTENDED SO AS TO TERMINATE AT GRANTOR'S BOUNDARY.

CONTAINS: 45,650 SQUARE FEET OR 1.048 ACRES +/-

ALL AS SHOWN ON EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

ALSO:

WATER EASEMENT #2

A PARCEL OF LAND BEING 15 FEET WIDE, WITH A HALF WIDTH OF 7.5 FEET, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR AN EXISTING WATER LINE; THE INTENDED CENTERLINE OF WHICH IS TO BE ALONG THE EXISTING WATER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°05'28" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 847.90 FEET; THENCE NORTH 89°54'32" EAST, A DISTANCE OF 62.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°41'51" EAST, A DISTANCE OF 294.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOOELE BOULEVARD (ENTRY NO. 401144) AND THE POINT OF TERMINATION. EASEMENT LINES ARE TO BE TRIMMED AND/OR EXTENDED SO AS TO TERMINATE AT GRANTOR'S BOUNDARY.

CONTAINS: 6,439 SQUARE FEET OR 0.148 ACRES +/-

ALL AS SHOWN ON EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.



EXHIBIT A

WATER EASEMENT #3

A PARCEL OF LAND BEING 15 FEET WIDE, WITH A HALF WIDTH OF 7.5 FEET, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR AN EXISTING WATER LINE; THE INTENDED CENTERLINE OF WHICH IS TO BE ALONG THE EXISTING WATER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 806.51 FEET, THENCE NORTH 89°54'19" EAST, A DISTANCE OF 538.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°10'33" EAST, A DISTANCE OF 115.61 FEET TO THE CENTERLINE AND INTERSECTING WATER LINE EASEMENT NO. 1, AND THE POINT ON TERMINATION.

CONTAINS: 1,735 SQUARE FEET OR 0.040 ACRES +/-

ALL AS SHOWN ON EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

ALSO:

WATER EASEMENT #4

A PARCEL OF LAND BEING 15 FEET WIDE, WITH A HALF WIDTH OF 7.5 FEET, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR AN EXISTING WATER LINE; THE INTENDED CENTERLINE OF WHICH IS TO BE ALONG THE EXISTING WATER LINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 919.71 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 399.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF LOT 305 OF TOOELE CITY COMMERCIAL PARK PHASE 3 AMENDED (ENTRY NO. 212598); THENCE SOUTH 78°19'46" EAST, A DISTANCE OF 154.80 FEET; THENCE SOUTH 77°14'29" EAST, A DISTANCE OF 213.52 FEET; THENCE SOUTH 73°13'05" EAST, A DISTANCE OF 121.57 FEET; THENCE SOUTH 70°17'59" EAST, A DISTANCE OF 93.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF TOOELE BOULEVARD (ENTRY NO. 401144) AND THE POINT OF TERMINATION. EASEMENT LINES ARE TO BE TRIMMED AND/OR EXTENDED SO AS TO TERMINATE AT GRANTOR'S BOUNDARY.

CONTAINS: 8,756 SQUARE FEET OR 0.201 ACRES +/-

ALL AS SHOWN ON EXHIBIT A-1 ATTACHED HERETO AND MADE A PART HEREOF.

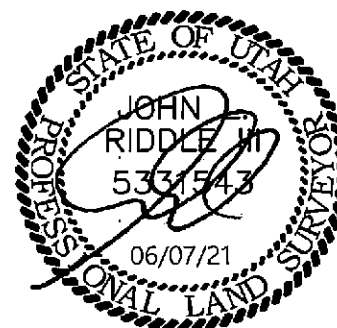


EXHIBIT A-1

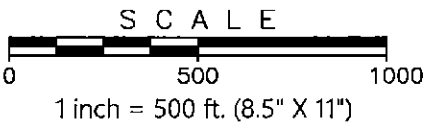
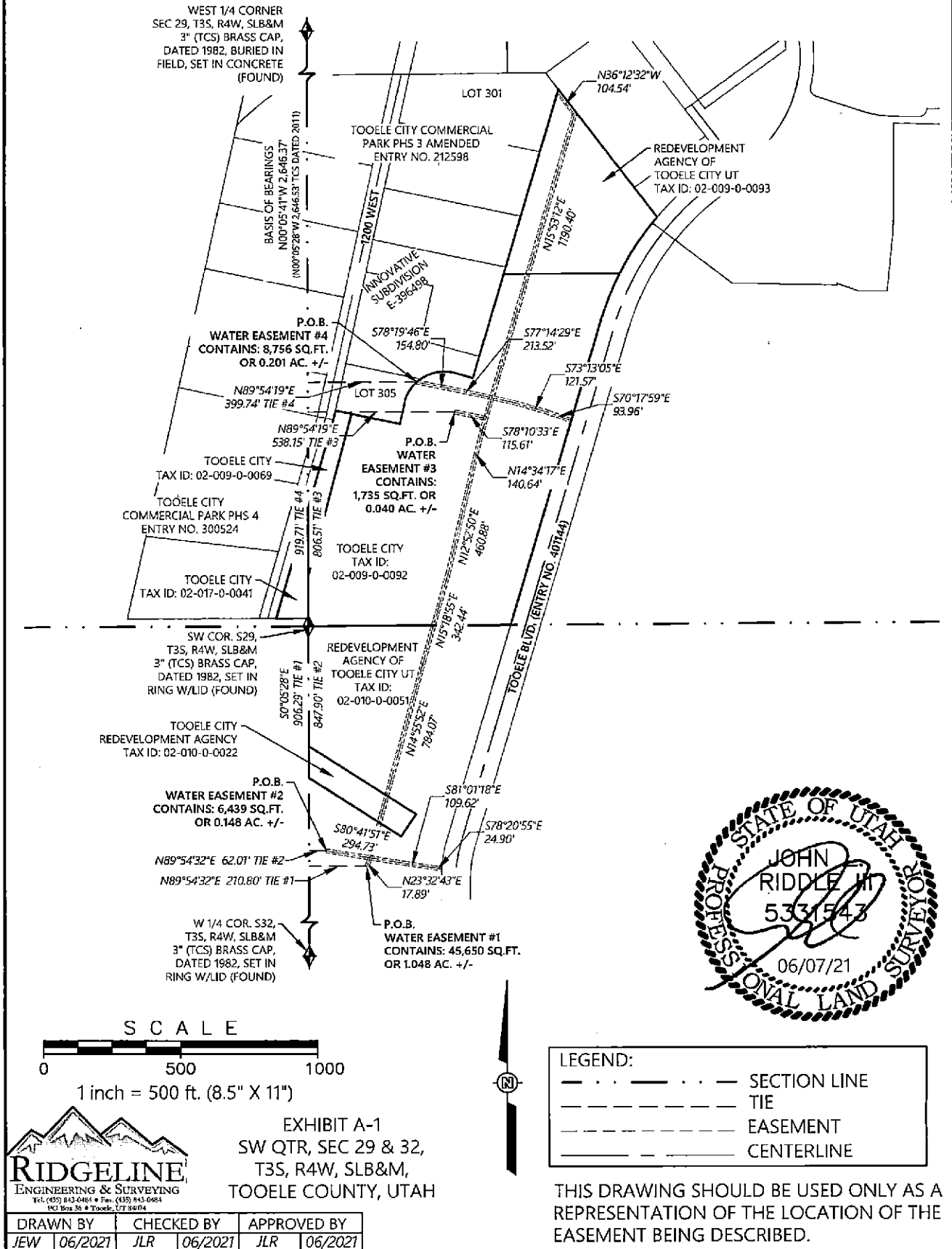


EXHIBIT A-1
 SW QTR, SEC 29 & 32,
 T3S, R4W, SLB&M,
 TOOELE COUNTY, UTAH

— · — · — · — · —	SECTION LINE
---	TIE
---	EASEMENT
—	CENTERLINE

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING DESCRIBED.

DRAWN BY	CHECKED BY	APPROVED BY
JEW 06/2021	JLR 06/2021	JLR 06/2021