Contact: Tooele City Recorder 90 North Main Tooele, UT 84074 (435) 843-2110 Entry #: 548560
07/02/2021 10:09 AM EASEMENT
Page: 1 of 4
FEE: \$0.00 BY: TOOELE CITY CORPORATION
Jerry Houghton, Tooele County, Recorder

Perpetual Public Utility and Drainage Easement

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

The Redevelopment Agency of Tooele City, Utah, Grantor, hereby grants and conveys to Tooele City Corporation and any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement to be used for the installation, maintenance, operation, repair and replacement of public utility service lines and facilities and drainage facilities, upon and under the following described tract of land, to wit:

A Parcel of Land Being 10 Feet Wide, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian, for a Public Utility and Drainage Easement and 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 1,539.99 Feet; Thence North 89°54'19" East, a Distance of 1,280.50 Feet to the Point of Beginning, Said Point Being the Southeast Corner of Lot 7 of the Tooele City Commercial Park Phase 1 (Entry No. 029425); Thence along the West Right-of-way Line of Tooele Blvd. (Entry No. 401144) and a Non-tangent 1,084 Foot Radius Curve to the Left, a Distance of 10.30 Feet (Chord Bears South 39°19'07" West, a Distance of 10.30 Feet); Thence North 36°49'26" West Parallel to and 10 Feet Distance to the Southwesterly Line of Said Lot 7, a Distance of 596.79 Feet to the East Line of Lot 301 of the Tooele City Commercial Park Phase 3 (Entry No. 212598); Thence North 16°07'17" East along Said East Line, a Distance of 12.53 Feet to the Southwesterly Line of Lot 7 of the Tooele City Commercial Park Phase 1 (Entry No. 029425); Thence South 36°49'26" East along Said South Line, a Distance of 601.87 Feet to the Point of Beginning.

Contains: 5,993 Square Feet or 0.137 Acres +/-

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly-authorized officers this $2^{\frac{nd}{2}}$ day of $\frac{1}{2}$, 2021.

Grantor - Redevelopment Agency of Tooele City Utah

STATE OF UTAH
)
COUNTY OF TOOELE
)
ss.

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On the date first above written personally appeared before me, Debra E. Will N who, being by me duly sworn, did say that she is a duly-authorized officer of Grantor, and that this instrument was signed with due authority.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Notary Public - State of Uteh
LISA C. CARPENTER
Comm. #700893
My Commission Expires
July 5, 2022

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EXHIBIT A

PUBLIC UTILITY AND DRAINAGE EASEMENT

A PARCEL OF LAND BEING 10 FEET WIDE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR A PUBLIC UTILITY AND DRAINAGE EASEMENT AND 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 1,539.99 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 1,280.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7 OF THE TOOELE CITY COMMERCIAL PARK PHASE 1 (ENTRY NO. 029425); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF TOOELE BLVD. (ENTRY NO. 401144) AND A NON-TANGENT 1,084 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 10.30 FEET (CHORD BEARS SOUTH 39°19'07" WEST, A DISTANCE OF 10.30 FEET); THENCE NORTH 36°49'26" WEST PARALLEL TO AND 10 FEET DISTANCE TO THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 596.79 FEET TO THE EAST LINE OF LOT 301 OF THE TOOELE CITY COMMERCIAL PARK PHASE 3 (ENTRY NO. 212598); THENCE NORTH 16°07'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 12.53 FEET TO THE SOUTHWESTERLY LINE OF LOT 7 OF THE TOOELE CITY COMMERCIAL PARK PHASE 1 (ENTRY NO. 029425); THENCE SOUTH 36°49'26" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 601.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,993 SQUARE FEET OR 0.137 ACRES +/-



