

11353632

WHEN RECORDED MAIL TO:
Broadway Place Investors, LLC
180 N University Ave, Suite 820
Provo, UT 84601

11353632
03/20/2012 12:17 PM \$14.00
Book - 10000 Pg - 8081-8083
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BROADWAY PLACE INVESTORS
180 N UNIVERSITY AVE STE 820
PROVO UT 84601
BY: CDC, DEPUTY - WI 3 P.

Parcel ID# 16-06-283-009

UTILITY EASEMENT DEDICATION

**Broadway Place Apartments, Salt Lake City, Utah
Utility Easements**

March 12, 2012

Broadway Place Investors, LLC ("Grantor"), of Utah County, State of Utah, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, as defined in Utah Code Section 54-2-1(15), as amended, THEIR SUCCESSORS AND ASSIGNS ("Grantees"), A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, through and across the following-described land and premises (the "PUE") situated in the County of Salt Lake, State of Utah, to-wit:

Beginning at a point on the Southwesterly Boundary Line of The Broadway Place Apartments, said point being also S89°58'00"W 364.10 feet, along the Monument Line of 300 South Street, and South 237.99 feet from the Street Monument located at the Intersection of 300 South and 600 East Streets; and running thence East 44.70 feet; thence S67°30'00"E 4.57 feet; thence East 102.12 feet to the Easterly Boundary Line of said Broadway Place Apartments; thence, along said Easterly, the Southerly, and said Southwesterly Boundary Lines of said Broadway Place Apartments, the following three (3) courses: (1) S00°01'22"E 15.34 feet, (2) West 151.06 feet, (3) North 17.09 feet to the Point of Beginning.

Contains: 2,399 SF or 0.06 AC.

SUBJECT TO easements, rights of way, restrictions and reservations, whether or not appearing of record.

SUBJECT TO Utah law regarding Public Utility easements, including without limitation the provisions of Utah Code Section 54-3-27, as amended.

Grantees shall have the right to install, maintain and operate their equipment and all other related facilities above and below ground within the Public Utility Easements identified on the attached Exhibit "A" as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE, PROVIDED, HOWEVER, that Grantees' actions shall in no way damage or interfere with the functionality of existing and future underground storm water detention vaults (the "Vaults") to be installed and maintained by Grantor in the PUE. A Grantee may require Grantor to remove all above ground obstructions at Grantor's expense, or a Grantee may remove such obstructions at Grantor's expense. At no time may any permanent structures, other than the Vaults, be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the Grantees with facilities in the PUE.

IT IS UNDERSTOOD THAT IF IT BECOMES NECESSARY TO RELOCATE SAID UTILITIES AT THE INSTANCE OR REQUEST OF ANY GRANTEE OR GRANTOR, THE COSTS AND EXPENSES INCURRED THEREBY WILL BE BORNE BY THE GRANTEE OR GRANTOR REQUIRING OR REQUESTING THE SAME.

WITNESS the execution hereof this 12 day of March, 2012.

By: Broadway Place Investors, LLC

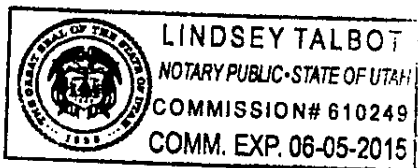

By: Cameron Gunter

Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the 12 day of March, 2012, personally appeared before me Cameron Gunter, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.


Notary Public



BROADWAY PLACE APARTMENTS

Exhibit A

