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Book - 10949 Ps - 7184-7185  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: TCA, DEPUTY - MA 2 P.

WHEN RECORDED RETURN TO:  
West Valley City Recorder  
3600 South Constitution Blvd.  
West Valley City, Utah 84119

Space above for County Recorder's use  
PARCEL I.D. # 15-27-480-009 and 15-27-480-010

**PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT**

**O Royal Solutions, LLC**, a Utah limited liability company, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, and to any and all public utility companies, GRANTEES for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for public access, installation, maintenance, repair, alteration, and replacement of a public sidewalk, lighting and public utilities on, over, and across real property located at **1331 West 3300 South** in West Valley City, Salt Lake County, State of Utah, described as follows:

A Public Sidewalk, Lighting and Utility Easement located in the Southeast Quarter of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, the boundaries of this easement being more particularly described as follows:

Beginning at a point at the intersection of the south right-of-way line of 3300 South Street and the east boundary line of Grantor's tract which point is North 0°10'11" West 850.836 feet along the section line and South 89°49'49" West 93.254 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 1°00'26" East 13.67 feet along said east boundary; thence westerly along a non-tangent curve to the left having a radius of 1378.32 feet for an arc distance of 205.67 feet, chord bears South 75°33'05" West 205.48 feet, center bears South 10°10'26" East to a point on the west boundary of Grantor's property; thence North 5°51'40" West 13.17 feet along Grantor's west boundary line to a point on the southerly right-of-way line of 3300 South Street; thence along said southerly right-of-way line and along a non-tangent curve to the right having a radius of 1372.40 feet for an arc distance of 206.89 feet, chord bears North 75°28'35" East 206.69 feet, center bears South 18°50'33" East to the Point of Beginning. Encompassing 2.723 square feet or 0.063 acres, more or less.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

Public Sidewalk, Lighting and Utility Easement  
Parcels #15-27-480-009 and 15-27-480-010  
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WITNESSED the hand of said GRANTOR this 15 day of April 2020,  
2020.

GRANTOR  
**O Royal Solutions, LLC,**  
a Utah limited liability company

Claude Hicken

By:

Title:

State of Nevada )  
County of Clark ) :SS

On this 15<sup>th</sup> day of April, 2020, personally appeared  
before me Claude Hicken, whose identity is personally  
known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she  
is the owner of **O Royal Solutions, LLC**, a Utah  
limited liability company, by authority of its members or its articles of organization, and he/she  
acknowledged to me that said limited liability company executed the same.

Charidy Riedel  
Notary

