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

13777393
09/20/2021 01:07 PM \$40.00
Book - 11241 Pg - 4285-4286
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: ADA, DEPUTY - MA 2 P.

Space above for County Recorder's use

Portion of parcel #15-34-103-001 and 15-34-103-002

STORM DRAIN EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, **TFC Kowloon Mister, LLC, a Utah limited liability company**, whose address is 2055 West 3500 South, West Valley City, Utah 84119, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose address 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, GRANTEE for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual non-exclusive Storm Drain Easement for the installation, operation, maintenance, enlargement, inspection and replacement of storm drain piping and related facilities, on, over, under, and across real property located in West Valley City, Salt Lake County, State of Utah, said easement being more particularly described as follows:


A STORM DRAIN EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET AND THE NORTHWESTERLY CORNER OF GRANTORS PROPERTY, SAID POINT BEING NORTH 89°55'30" EAST 676.00 FEET AND SOUTH 00°04'30" EAST 55.19 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE SOUTHEASTERLY 20.01 FEET ALONG THE ARC OF A 5676.58 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 88°20'05" EAST 20.01 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00°04'30" EAST 283.22 FEET; THENCE NORTH 89°55'30" EAST 2.09 FEET; THENCE SOUTH 00°00'24" WEST 153.91 FEET TO A POINT ON THE SOUTHERLY LINE OF GRANTOR'S PROPERTY; THENCE SOUTH 89°55'30" WEST 20.00 FEET TO THE EASTERLY LINE OF WENDELL GLEN ESTATES SUBDIVISION; THENCE NORTH 00°00'24" EAST 153.94 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 89°56'57" WEST 2.09 FEET; THENCE NORTH 00°04'30" WEST 283.79 FEET TO THE POINT OF BEGINNING. ENCOMPASSING 8,749 SQUARE FEET.

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.

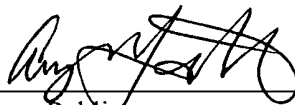
WITNESSED the hand of said GRANTOR this 16th day of September, 2021.

GRANTOR
TFC Kowloon Mister, LLC, a Utah limited liability company


By: Elliott B. Smith
Title: manager

State of Utah)
County of Salt Lake) :ss

On the 16th day of September, 2021, personally appeared before me Elliott B. Smith who affirmed that he/she is the manager of TFC Kowloon Mister, LLC, a Utah limited liability company, and that this Storm Drain Easement was signed by him in behalf of said limited liability company, and he/she acknowledged to me that said limited liability company executed the same.


Notary Public

