

WHEN RECORDED RETURN TO:
Sandy City Recorder
10000 Centennial Parkway.
Sandy, Utah 84070

Parcel ID# 28-05-251-017-4001

Grant of Easement for Sidewalk

Miller Cobblegate Apartments, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS to SANDY CITY CORPORATION, a Utah municipal corporation, Grantee, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement for the construction, repair, maintenance, inspection, replacement or removal of a public sidewalk, over the described premises, together with all rights of ingress and egress along said easement necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted and all rights and privileges incident thereto, including the right to go upon so much of Grantor's property, and to temporarily place materials and equipment upon Grantor's property near or adjacent to the easement, as is reasonably necessary to complete the construction, repair, maintenance, inspection, replacement or removal of said sidewalk. Building structures which may encroach on the easement, but do not obstruct the use of the sidewalk by pedestrians, are allowed. The easement is more particularly described as the following property in Salt Lake County, Utah:

(See "Exhibit A" attached hereto and made a part hereof.)

This easement shall be binding on the Grantor and Grantee and their respective successors and assigns.

IN WITNESS WHEREOF, said

Miller Cobblegate Apartments, LLC has caused this instrument to be executed by its proper officers, thereunto duly authorized,

this 27 day of May, A.D. 2015.

STATE OF UTAH)
 : ss
County of Salt Lake)

Signed: [Signature]
(Signature)

By: President/CEO by its Managing Member,
(print or type title of officer)
Miller Development Company, Inc.

12059519
05/28/2015 02:29 PM \$0.00
Book - 10328 Pg - 5502-5506
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: DKP, DEPUTY - WI 5 P.

(Complete only if Property Owner is a Limited Liability Company (LLC))

STATE OF _____)

:ss

COUNTY OF _____)

On this 27 day of May, 2015, personally appeared before me, Jay Minnick, who, being by me sworn, did say that he/she is the President / CEO of its Managing member Miller Development Company, Inc. of Miller Cobblegate Apartments, LLC and that the foregoing instrument was signed in behalf of said LLC by authority of its by-laws, and he/she acknowledged to me that said LLC executed the same.

Signed: Cara L Hicks
(Notary Public)



Residing at: Salt Lake

My Commission Expires: March 31, 2016

Exhibit A - Cobblegate Apartments - Sidewalk Easement

Beginning at a point on the Northerly Right-of-Way Line of Quarry Bend Drive, said point being South 89°52'49" East 726.48 feet and North 367.85 feet from the Southeast Corner of the Westerly Half of the Northwest Quarter of Section 5, Township 3 South, Range 1 East, Salt Lake Base & Meridian, said Southeast Corner of the Westerly Half of the Northwest Quarter point being South 89°52'49" East along the Section Line 1311.78 feet from the West Quarter Corner of said Section 5, said West Quarter Corner being South 08°24'25" East 75.02 Feet from a found brass cap monument located in the intersection of 9000 South Street and 700 East Street; and running

thence North 24°41'59" East 12.51 feet;
thence North 08°17'59" East 37.64 feet;
thence North 12°43'17" East 41.27 feet;
thence North 01°10'41" East 53.10 feet;
thence North 13°46'45" East 45.48 feet;
thence North 25°38'05" East 44.05 feet;
thence North 10°03'16" East 66.22 feet;
thence North 02°52'54" West 44.90 feet;
thence North 15°39'18" West 57.52 feet;
thence North 05°46'43" West 48.25 feet;
thence North 06°49'35" East 66.90 feet;

thence North 46°21'09" West 22.42 feet to the Southerly Right-of-Way Line of Cys Road;
thence South 76°31'00" East 10.64 feet along the Southerly Right-of-Way Line of Cys Road to the Westerly Right-of-Way Line of Harvard Park Drive;

thence Southeasterly 21.63 feet along the arc of a 15.00 foot radius curve to the right (center bears South 13°29'00" West and the chord bears South 35°12'33" East 19.80 feet with a central angle of 82°36'54") along the Westerly Right-of-Way Line of Harvard Park Drive;

thence Southeasterly 129.01 feet along the arc of a 374.00 foot radius curve to the left (center bears South 83°54'06" East and the chord bears South 03°47'01" East 128.37 feet with a central angle of 19°45'50") along the Westerly Right-of-Way Line of Harvard Park Drive;

thence South 13°39'56" East 24.09 feet along the Westerly Right-of-Way Line of Harvard Park Drive;

thence Southwesterly 141.94 feet along the arc of a 289.00 foot radius curve to the right (center bears South 76°20'04" West and the chord bears South 00°24'17" West 140.52 feet with a central angle of 28°08'27") along the Westerly Right-of-Way Line of Harvard Park Drive;

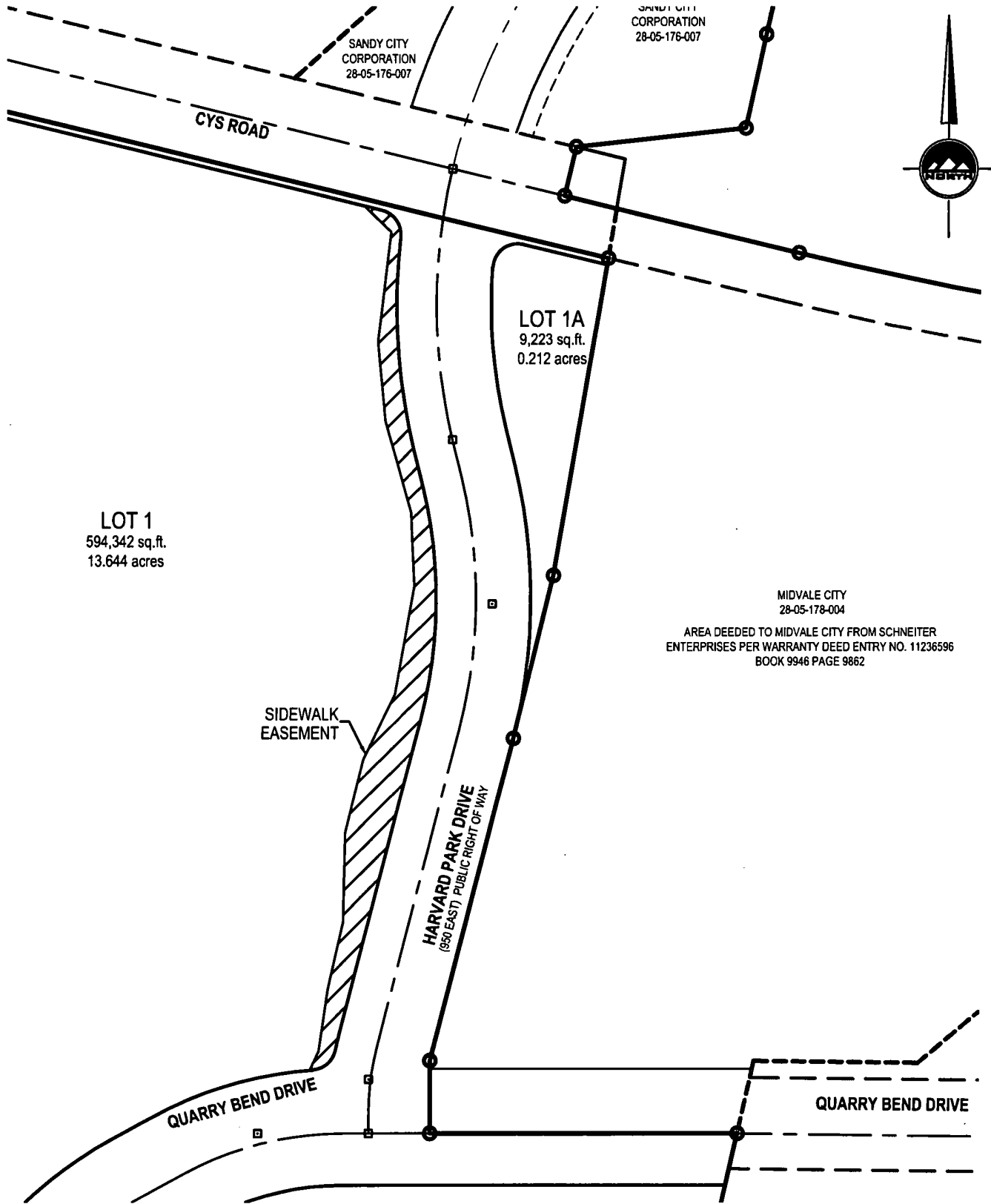
thence South 14°28'31" West 196.51 feet along the Westerly Right-of-Way Line of Harvard Park Drive;

thence Southwesterly 8.45 feet along the arc of a 186.00 foot radius curve to the left (center bears South 75°31'29" East and the chord bears South 13°10'23" West 8.45 feet with a central angle of 02°36'15") along the Westerly Right-of-Way Line of Harvard Park Drive;

thence Southwesterly 19.35 feet along the arc of a 15.00 foot radius curve to the right (center bears North 78°07'44" West and the chord bears South 48°49'28" West 18.03 feet with a central angle of 73°54'24") along the Westerly Right-of-Way Line of Harvard Park Drive;

thence Southwesterly 1.70 feet along the arc of a 239.00 foot radius curve to the left (center bears South 04°13'20" East and the chord bears South 85°34'25" West 1.70 feet with a central angle of 00°24'29") along the Westerly Right-of-Way Line of Harvard Park Drive to the point of beginning.

Contains 8,050 Square Feet or 0.185 Acres



PROJECT# DATE
5425B 5/13/15

1 OF 1

FILE:
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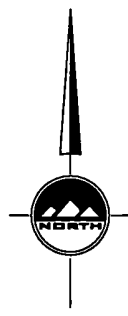
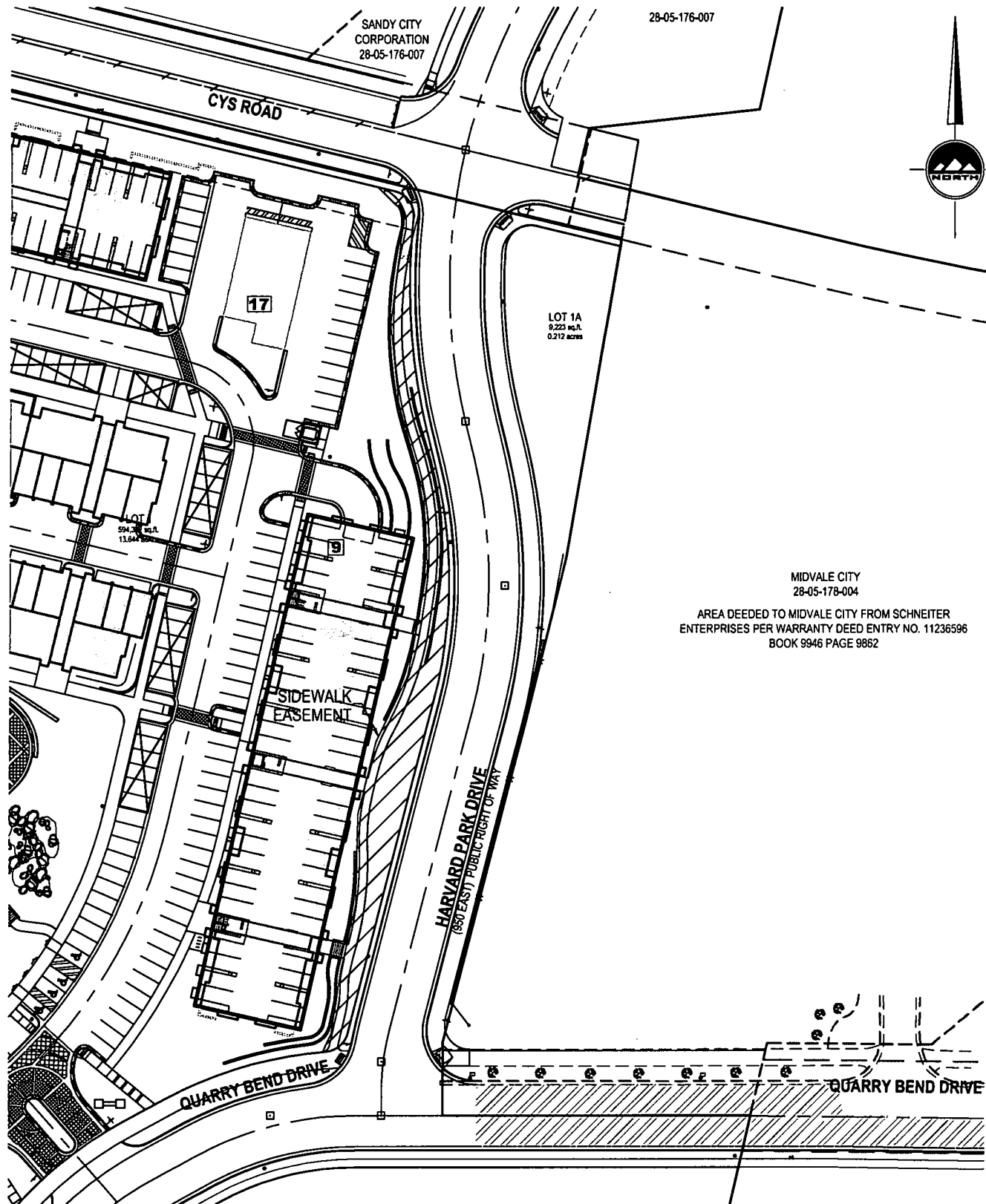
COBBLEGATE APARTMENTS

910 EAST 900 SOUTH
SANDY, UTAH 84094
SIDEWALK EASEMENT

FOR:
MILLER DEVELOPMENT
P.O. BOX 571218
SALT LAKE CITY, UTAH 84157
PHONE: 801-281-5757

45 W. 10000 S. Ste 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignutah.com





<p>PROJECT # DATE 5425B 5/13/15</p> <p>1 OF 1</p> <p>FILE: cobblegate-schneiter3</p>	<p>COBBLEGATE APARTMENTS</p> <p>910 EAST 900 SOUTH SANDY, UTAH 84094</p> <p>SIDEWALK EASEMENT</p>	<p>FOR: MILLER DEVELOPMENT P.O. BOX 571218 SALT LAKE CITY, UTAH 84157 PHONE: 801-281-5757</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensignutah.com</p>	
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