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1/27/2020 10:23:00 AM \$40.00  
Book - 10888 Pg - 7576-7577  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VANGUARD TITLE- UNION PARK  
BY: eCASH, DEPUTY - EF 2 P.

Affects Tax Parcel No.  
28-30-478-057

**PUBLIC UTILITY AND DRAINAGE EASEMENT**


WHEREAS, 787, LLC owns all of the real property located in Salt Lake County, State of Utah, which is described in “**Exhibit A**” hereto (the “**Property**”) and which it caused to be subdivided, pledged, and dedicated to be and as the 6<sup>th</sup> Street Cottages subdivision pursuant to that certain plat thereof which was recorded in the office and records of the Salt Lake County Recorder on March 11, 2019, as Entry No. 12946976, in Book 2019, at Page 87 (the “**Plat**”).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to:

To the full extent permissible by, and subject to, Utah Code Ann. §§ 54-3-27 *et seq.*, 787, LLC does hereby grant a perpetual public utility and drainage easement upon, over, and across all common areas shown on the recorded Plat. All common areas shown on the Plat are, and shall continue to serve as, public utility and drainage easement property and areas dedicated to the use and installation of public utility facilities.

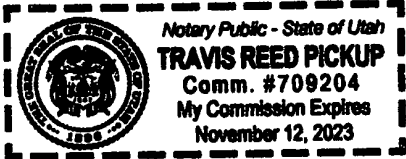
IN WITNESS WHEREOF this *Public Utility and Drainage Easement* is executed this 15 day of January, 2020.

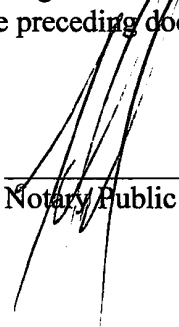
787, LLC

  
\_\_\_\_\_  
Garrett Daw  
Its Manager

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE    )

On the 15 day of January, 2020, personally appeared before me Garrett Daw, in his capacity as Manager of 787, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, and duly acknowledged to me that he voluntarily executed the preceding document for and on behalf of 787, LLC, for its stated purpose.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

BEGINNING AT A POINT NORTH 19°33'26" WEST 368.97 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 87°58'00" WEST 585.79 FEET TO THE CALCULATED EAST RIGHT-OF-WAY OF 600 EAST STREET; THENCE THE FOLLOWING THREE COURSES; 1) NORTH 05°32'33" EAST 34.24 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 42.84 FEET (CHORD BEARS NORTH 03°05'17" EAST 42.83 FEET) TO A POINT OF TANGENCY; 3) NORTH 00°38'00" EAST 186.18 FEET TO THE SOUTHWEST CORNER OF LOT 2, HEUSER MINOR SUBDIVISION; THENCE SOUTH 87°34'16" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 112.27 FEET; THENCE SOUTH 87°18'19" EAST 48.07 FEET; THENCE SOUTH 88°07'09" EAST 90.37 FEET TO THE NORTHWEST CORNER OF A LESS AND EXCEPTING PARCEL BOOK 8720 PAGE 5217; THENCE SOUTH 87°26'37" EAST ALONG SAID PARCEL AND A FENCE LINE 124.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, FLOYD SWASEY SUBDIVISION; THENCE NORTH 01°15'09" WEST ALONG THE WEST LINE OF SAID LOT 171.52 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 00°01'21" WEST ALONG THE WEST BOUNDARY OF SAID LOT 32.40 FEET; THENCE NORTH 01°27'27" WEST ALONG THE WEST BOUNDARY OF SAID LOT 108.33 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE EAST ALONG THE NORTH BOUNDARY OF SAID LOT 126.86 FEET; THENCE NORTH 89°59'58" EAST 80.77 FEET; THENCE SOUTH 282.08 FEET; THENCE NORTH 89°12'00" EAST 169.65 FEET; THENCE SOUTH 75.20 FEET TO THE NORTH LINE OF AN ADJACENT DEED WITH A FENCE LINE CALL AND USING EVIDENCE OF A PAST FENCE; THENCE SOUTH 88°29'46" WEST ALONG EVIDENCE OF SAID FENCE 165.93 FEET; THENCE SOUTH 00°38'00" WEST 221.16 FEET TO THE POINT OF BEGINNING.  
CONTAINS 229,365 SQUARE FEET, 5.27 ACRES

LESS AND EXCEPTING LOTS

Tax ID No. 28-30-478-057