

When Recorded please return to:
Ivan Flint

2304 E. Lorita Way

Sandy, UT 84093

13800798
10/18/2021 1:19:00 PM \$40.00
Book - 11255 Pg - 3411-3413
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

Parcel No.: 22-34-252-069

GRANT OF PUBLIC UTILITY EASEMENT

Bradley Ford & Braden Hansen, grantor, hereby convey and warrant to Willow Creek Cove Development Inc., a Utah Corporation, grantees, it's heirs, legal representatives, successors and assigns, including any future owner of either of Grantee Parcels, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement for a Public Utility Easement, in favor of Flint 2 Lot Subdivision Lot 2 for installation and maintenance of gas pipes, and for underground wires and conduits for electrical, television, telephone, and internet services, together with any and all appurtenances pertaining thereto on, over, under and across those strips of land shown hereon and designated "30' Public Utility Easement" (30' PUE).

The Public Utility Easement being more particularly described below:

Beginning at a point North 0°03'28" East 444.52 feet along the Quarter Section Line and East 176.68 feet from the Center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 03° 45' 00" East 139.41 feet; thence East 30.84 feet to the east line of Flint 2 Lot Subdivision ; thence South 03° 45' 00" West 139.41 feet along the east line of Flint 2 Lot Subdivision; thence West 30.06 feet along the south line of Flint 2 Lot Subdivision to the point of beginning.

Containing 4182 sq. ft. or .0968 acres

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

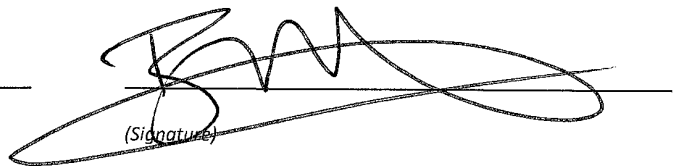
WITNESS the hand of said Grantor this 18 day of October, A.D. 2021.

By: _____ Bradley Ford _____



(Signature)

By: _____ Braden Hansen _____



(Signature)

STATE OF UTAH)

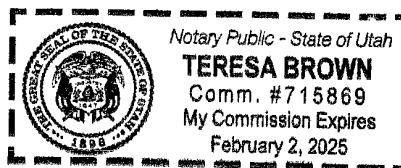
: ss.

COUNTY OF Salt Lake)

On this 18th day of October, 2021, before me, the undersigned Notary Public, personally appeared **, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledgement to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on this instrument, are the person(s) or the entity upon behalf of which the person (s) acted, executed the instrument.

*** Bradley Ford
and Braden Hansen*

Teresa Brown

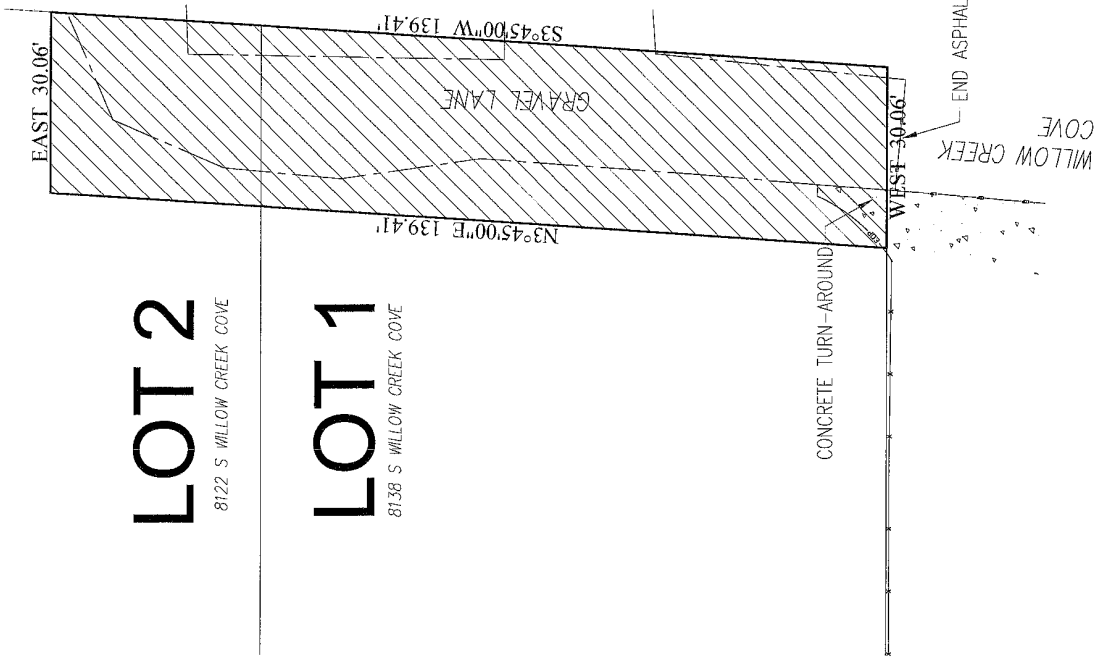


BRAD FORD HOME PUBLIC UTILITY EASEMENT

LOT 1 AND LOT 2 FLINT 2 LOT SUBDIVISION
COTTONWOOD HEIGHTS UT

LOT 2
8122 S WILLOW CREEK COVE

LOT 1
8138 S WILLOW CREEK COVE



PUBLIC UTILITY EASEMENT

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SCALE 1"=10'

ABBREVIATIONS

- 1" LINES - REGULATION PIPE
 - CP - CONCRETE POINT
 - DA - DRIVE APPROACH
 - DP - POWER DOWNHILL
 - DR - DRIVE POINT
 - PL - PRESSURIZED
 - LP - LIGHT POLE
 - OH - OVERHEAD POWER
 - CP - CEMENT
 - - 6" FIBER OPTIC CAP
 - #163172
 - UNLESS NOTED OTHERWISE
- PM - POWER METER
 - PI - POWER POLE
 - SD - STORM DRAIN
 - SS - SUMP
 - SM - SUMMER MANHOLE
 - TK - TELEPHONE RISER
 - TS - TRAFFIC SIGNAL BOX
 - TR - TRAFFIC SIGNAL
 - WM - WATER METER
 - WV - WATER VALVE

CLIFF PETERSON LAND SERVICES
SURVEYING, PLANNING, ENGINEERING

889 South 1600 East
Springville, Utah 84663
(801) 469-3156 • (801) 372-3810
Cliff Peterson P.L.L.C.
#163172

BRAD FORD RIGHT-OF-WAY DESCRIPTIVE
S1/2 S AND S1/2 S WILLOW CREEK COVE
COTTONWOOD HEIGHTS, UTAH

DATE:	OCTOBER 17, 2021	SHEET
DRAWN BY:	CLIP	
CHECKED BY:	CLIP	
FILE:	400000121 Lot Subdivision 02/21 (New Submittal 10/15/2021)	1