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RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Public Utility Easement (LIMITED LIABILITY COMPANY)

Salt Lake County

Tax ID No. 27-13-477-019

PIN No. 15669

Project No. S-I15-7(341)295

Parcel No. I15:203:PUE

Miller Family Real Estate, L.L.C., a Limited Liability Company of the State of Utah, the undersigned, hereby dedicates a Public Utility Easement described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute.

A perpetual easement upon part of an entire tract of property situate in Lots 13 & 14 of the Utah Auto Mall Subdivision, Phase 1, recorded as Entry No. 5928837, in Book 94-9 at Page 288 in the Salt Lake County Recorder's Office, situate in the SW1/4 SE1/4 of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, to facilitate the widening of I-15, known as Project No. S-I15-7(341)295. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the southerly boundary line of said Lot 14 and the easterly highway right of way and no-access line of said Project which point is 9.79 feet West from the Southwest corner of said Lot 14; and running thence along said easterly highway right of way and no-access line of said Project the following nine (9) courses and distances: (1) N.12°33'16"W. 36.65 feet; (2) thence N.80°23'45"E. 6.91 feet; (3) thence N.11°05'15"W. 64.87 feet; (4) thence S.77°44'57"W. 5.67 feet; (5) thence N.11°41'07"W. 6.25 feet; (6) thence N.78°01'54"E. 5.59 feet; (7) thence N.11°28'25"W. 28.39 feet; (8) thence N.36°22'54"W. 6.01 feet; (9) thence N.10°39'28"W. 52.93 feet to the northerly

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boundary line of said entire tract; thence East 13.67 feet along said northerly boundary line to a point 138.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1123+88.40; thence S.10°14'44"E. 194.44 feet parallel with said right of way control line to the southerly boundary line of said Lot 14 at a point 138.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1121+93.96; thence West 14.30 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 2,282 square feet in area or 0.052 acre, of which 1,673 square feet or 0.038 acre is contained within the existing Public Utility Easement as shown on said subdivision. Balance is 609 square feet or 0.014 acre.

(Note: Rotate above bearings 00°14'19" clockwise to equal Highway bearings. Basis of Bearing is N.89°55'40"W. between the Southeast Corner and the South 1/4 Corner of said Section 13.)

IN WITNESS WHEREOF, said Miller Family Real Estate, L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 18th day of August, A.D. 2021.

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Miller Family Real Estate, L.L.C.
Limited Liability Company

By 
Manager

On this, the 18th day of August, 2021, personally appeared before me Brad Holmes, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Miller Family Real Estate, L.L.C., a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.


Notary Public

