

When Recorded, Mail to
Arcadia Properties, LLC
PO Box 710
Draper UT 84020

Space Above for Recording
Only

PUBLIC UTILITY EASEMENT

Jose A. Jimenez, Miriam M. Morales, Jesse Johnson and Arcadia Properties, LLC, as owners in fee simple, of the land described below, does hereby grant, convey and establish a 15' wide public utility easement dedicated to the use and installation of a sanitary sewer line, in accordance with and subject to the terms and conditions of Utah Code Section 54-3-2, et seq., over, under, across and within said Easement Area, as depicted in Exhibit "A".

A 15.00 FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE INSTILLATION, INSPECTION AND MAINTENANCE OF A SANITARY SEWER LINE LOCATED IN THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, STATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MERRY LANE, SAID POINT BEING SOUTH 89°59'10" WEST ALONG THE SECTION LINE A DISTANCE OF 530.43 FEET AND NORTH 00°00'50" WEST A DISTANCE OF 551.15 FEET AND RUNNING; THENCE NORTH 00°00'50" WEST A DISTANCE OF 15.00 FEET ALONG SAID WEST LINE; THENCE LEAVING SAID WEST LINE SOUTH 89°59'16" WEST A DISTANCE OF 199.67 FEET; THENCE SOUTH 00°00'44" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'16" EAST A DISTANCE OF 199.67 FEET TO THE POINT OF BEGINNING.

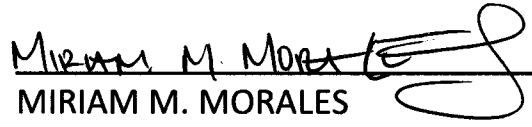
TAX ID#14-25-379-051-0000, 14-25-379-052-0000, 14-25-379-054-0000 & 14-25-379-055-0000

Courtesy Recording

This document is being recorded as a courtesy and an accommodation to the parties named therein. EAGLE GATE TITLE INSURANCE AGENCY, INC. hereby expressly disclaims any responsibility for liability for the accuracy of the content thereof.



JOSE A. JIMENEZ

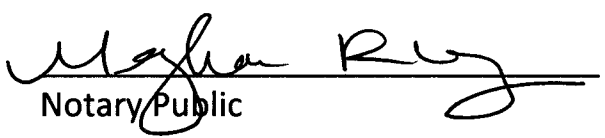


MIRIAM M. MORALES

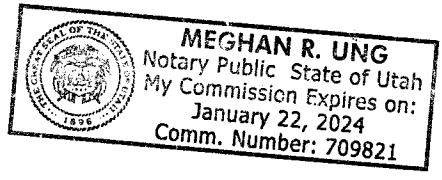
STATE OF UTAH
COUNTY OF SALT LAKE

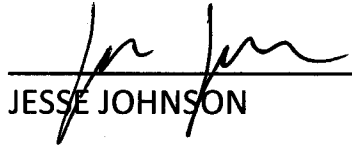
On this 10 day of May, 2023, before me Meghan R Ung, a notary public, personally appeared Jose A. Jimenez and Miriam M. Morales, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal



Notary Public



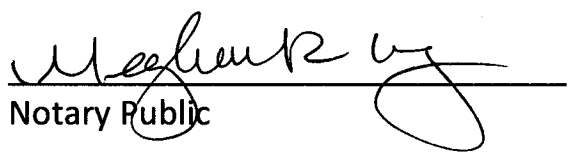


JESSE JOHNSON

STATE OF UTAH
COUNTY OF SALT LAKE

On this 11 day of September, 2023, before me Meghan R Ung
a notary public, personally appeared Jesse Johnson, proved on the basis of
satisfactory evidence to be the persons whose names are subscribed to this
instrument, and acknowledged they executed the same.

Witness my hand and official seal



Notary Public



ARCADIA PROPERTIES, LLC



BY: KEN MK MILNE

ITS: MANAGING MEMBER

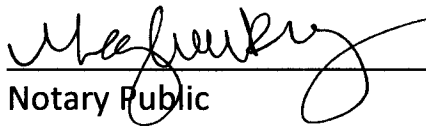
STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

On this 11 day of September, 2023, personally appeared Ken MK Milne, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is Managing Member of Arcadia Properties, LLC and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Managing Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



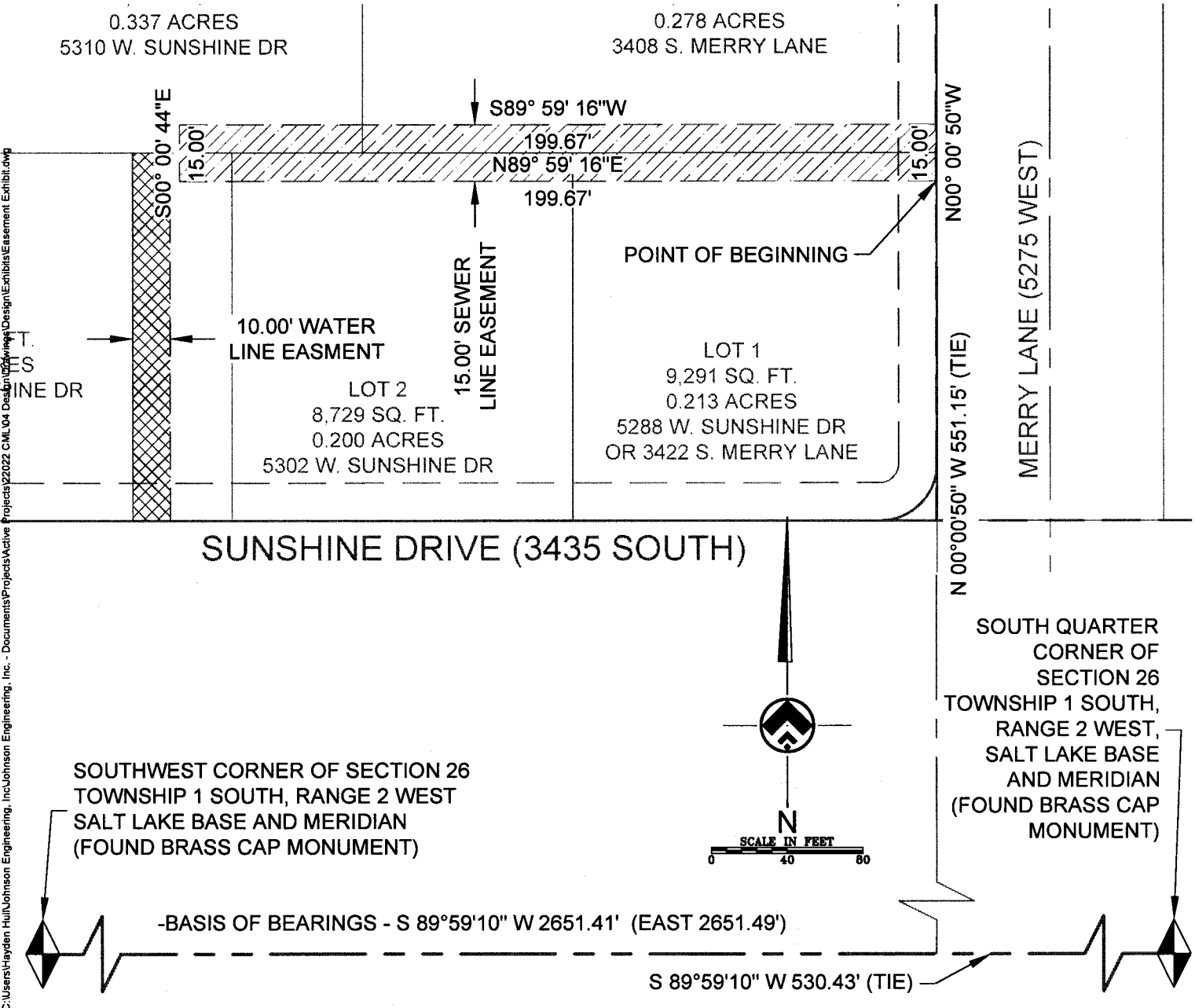
Notary Public



LEGAL DESCRIPTION

A 15.00 FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE INSTILLATION, INSPECTION AND MAINTENANCE OF A SANITARY SEWER LINE LOCATED IN THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, SATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF MERRY LANE, SAID POINT BEING SOUTH 89°59'10" WEST ALONG THE SECTION LINE A DISTANCE OF 530.43 FEET AND NORTH 00°00'50" WEST A DISTANCE OF 551.15 FEET AND RUNNING; THENCE NORTH 00°00'50" WEST A DISTANCE OF 15.00 FEET ALONG SAID WEST LINE; THENCE LEAVING SAID WEST LINE SOUTH 89°59'16" WEST A DISTANCE OF 199.67 FEET; THENCE SOUTH 00°00'44" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'16" EAST A DISTANCE OF 199.67 FEET TO THE POINT OF BEGINNING.


CONTAINS 2995.10 SQ. FT. OR 0.07 ACRES



CLIENT / OWNER INFORMATION:
 ARCADIA PROPERTIES, LLC
 KEN MILNE
 P.O. BOX 710
 DRAPER, UTAH
 (801)-259-0007

SHEET INFORMATION:
15' SEWER LINE EASEMENT EXHIBIT
COTTAGES AT MARY LANE
 WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

ENGINEER / SURVEYOR INFORMATION:



JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET:
PROJECT NO: 22-022			EX-101 01 OF 01
DATE: 2022-11-07		02	EXHIBIT 11/07/22
SCALE: 1"=40'		01	FINAL 11/05/22
		NO.	REVISION DATE

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