

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



W3317748

E# 3317748 PG 1 OF 4
Leann H. Kiltz, WEBER COUNTY RECORDER
13-Mar-24 0320 PM FEE \$0.00 DEP DAC
REC FOR: INWEST TITLE - OREM #1
ELECTRONICALLY RECORDED

Public Utility Easement

(LIMITED LIABILITY COMPANY)

Weber County

Tax ID No. 21-177-0019, / **BST A** **BT**
21-177-0020 / **BST A**
Pin No. 19667
Project No. F-0039(43)19
Parcel No. 0039:100:PUE

CW The Sage, LLC, a Utah limited liability company, Grantor, the undersigned, hereby DEDICATES a Public Utility Easement for the use and installation of public utility facilities as provided in the Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement, upon part of an entire tract of property, situate in Lots 19 and 20, Sage Subdivision, according to the official plat thereof on file recorded July 21, 2023 as Entry No. 3291656 in Book 96 at Page 05-07, situate in the NE1/4 NE1/4 of Section 18, T.6N., R.2E., S.L.B.&M., in Weber County, Utah. The boundaries of said easement are described as follows:

Beginning at a point on the westerly boundary line of said Lot 19, which point is also on the easterly project right of way line of SR-39 (7800 East Street), which point is also 592.15 feet West and 2,148.19 feet North and 2,174.08 feet N.01°38'36"W. from the Witness Corner to the Southeast Corner of said Section 18, which point is also 60.00 feet perpendicularly distant easterly from the control line of said SR-39 (7800 East Street), at Engineer Station 477+27.70; and running thence along said easterly project right of way line the following three (3) courses: (1) N.07°14'32"E. 86.38 feet; (2) N.02°45'28"W. 56.49 feet to a point of curvature; (3) northeasterly 208.83 feet along the arc of a 140.00-foot radius curve to the right, through a central angle of 85°27'58", the chord of which bears N.39°58'31"E. 190.00 feet to the southerly project right of way line of said SR-39 (100 South Street); thence along said southerly project right of way line the following two (2) courses: (1) N.82°42'30"E. 162.41 feet; (2) N.88°54'02"E. 213.22 feet to the northerly boundary line of said Lot 20 and the southerly right of way line of said

CONTINUED ON PAGE 2

LIMITED LIABILITY COMPANY RW-09LL (12-01-03)

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SR-39 (100 South Street); thence S.00°03'45"W. 10.00 feet; thence S.88°54'02"W. 166.13 feet; thence S.82°42'30"W. 207.95 feet to a point of curvature; thence southwesterly 186.46 feet along the arc of a 125.00-foot radius curve to the left, through a central angle of 85°27'58", the chord of which bears S.39°58'31"W. 169.65 feet; thence S.02°45'28"E. 57.80 feet; thence S.07°14'32"W. 86.38 feet; thence N.87°45'28"W. 15.06 feet, more or less, to the point of beginning. The above described easement contains 9,792 square feet or 0.225 acre in area, more or less, of which 1,865 square feet or 0.043 acre in area, more or less, is occupied by an existing easement. Balance is 7,927 square feet or 0.182 acre in area, more or less.

(Note: Rotate above bearings 00°00'57" clockwise to equal project bearings.)

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STATE OF Utah)
) ss.
COUNTY OF Davis)

CW The Sage, LLC
a Utah limited liability company

Colin H. Wright
Signature

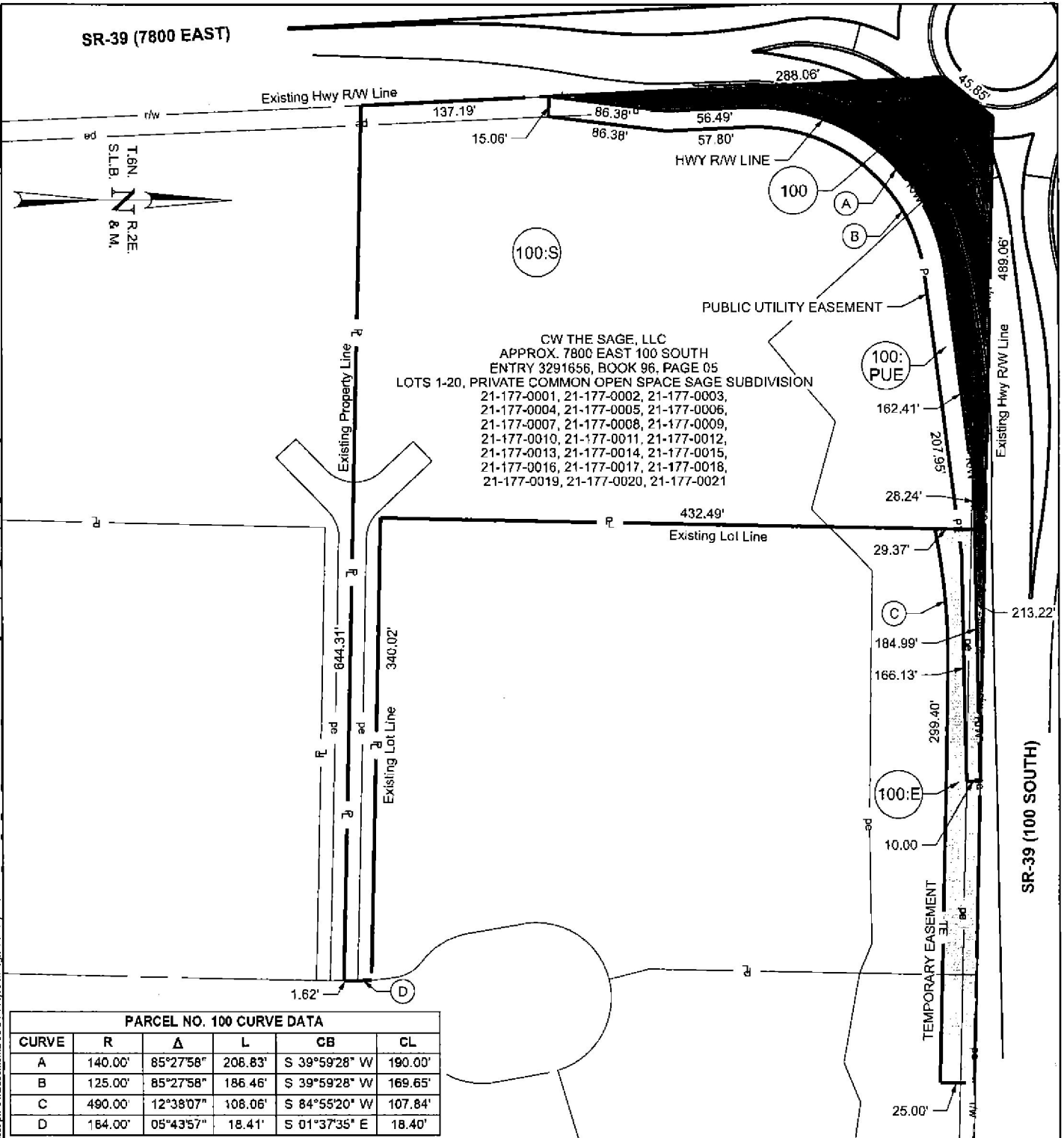
Colin H. Wright - Manager
Print Name and Title

On this 11th day of January, in the year 2024, before me personally appeared Colin H. Wright, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Manager of CW The Sage, LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said CW The Sage, LLC, a Utah limited liability company by Authority of its Certificate of Organization.

[Signature]
Notary Public



SR-39 (7800 EAST)



CW THE SAGE, LLC
 APPROX. 7800 EAST 100 SOUTH
 ENTRY 3291656, BOOK 96, PAGE 05
 LOTS 1-20, PRIVATE COMMON OPEN SPACE SAGE SUBDIVISION
 21-177-0001, 21-177-0002, 21-177-0003,
 21-177-0004, 21-177-0005, 21-177-0006,
 21-177-0007, 21-177-0008, 21-177-0009,
 21-177-0010, 21-177-0011, 21-177-0012,
 21-177-0013, 21-177-0014, 21-177-0015,
 21-177-0016, 21-177-0017, 21-177-0018,
 21-177-0019, 21-177-0020, 21-177-0021

PARCEL NO. 100 CURVE DATA

CURVE	R	Δ	L	CB	CL
A	140.00'	85°27'58"	208.83'	S 39°59'28" W	190.00'
B	125.00'	85°27'58"	186.46'	S 39°59'28" W	169.65'
C	490.00'	12°38'07"	108.06'	S 84°55'20" W	107.84'
D	164.00'	05°43'57"	18.41'	S 01°37'35" E	18.40'

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	SQ FT	ACRES	EXIST. R/W IN DEED SQ FT	OWNERSHIP SQ FT	REMAINING SQ FT LEFT	REMAINING SQ FT RIGHT
100	CW THE SAGE, LLC	16,888	0.388	NONE	2,971,245	NONE	2,954,357
100:S		136,975	3.145	NONE	2,954,357	NONE	2,817,382
100:PUE		7,927	0.182	NONE	2,954,357	PUBLIC UTILITY EASEMENT	
100:E		9,889	0.227	NONE	2,954,357	TEMPORARY EASEMENT	

SHEET NO. 100-EXHIBIT	PARTIAL SUMMARY NO. 02F	PROPERTY OWNER:	CW THE SAGE, LLC
PROJECT	SR-39; MP 19.36, CONSTRUCT ROUNDABOUT	PROPERTY ADDRESS:	APPROX. 7800 EAST 100 SOUTH, HUNTSVILLE, UT 84317
PROJECT NUMBER	F-0039(43)19	UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DESIGN	

DGN File: p:\c\urid-pw_xantley.com\d01\Documents\DOT Projects\Region 1\Projects\19667_SR-39_MP_19.36_CONSTRUCT_ROUNDABOUT\Right of Way\19667_F-0039(43)19_100-Exhibit.dgn 28-SEP-2023