

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Property and Right-of-Way
Salt Lake City, Utah 84145-0360

931212

Space above for County Recorder's use
PARCEL I.D.# 094410002

PUBLIC UTILITY EASEMENT DEDICATION

Teton Investment Holding, LLC, Millcreek Partners LLC, and Wayne Belleau, Grantor, does hereby dedicate a non-exclusive public utility easement, over the property described herein, for the use and installation of public utility facilities according to the provisions of Utah Code Ann. § 54-3-27 which defines public utility easements and the rights to which public utility easements may be put by public utilities. This public utility easement is solely for the use of public utilities providing public utility services.

The Public Utility Easement dedicated herein is as described as follows:

20' PUBLIC UTILITY EASEMENT

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, LEGEND HILLS SUBDIVISION PHASE 3, LOT 302 AMENDED, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING NORTH 78.47 FEET AND WEST 673.60 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST ALONG SAID SOUTH LINE 20.00 FEET; THENCE NORTH 35.50 FEET; THENCE NORTH 53°45'03" WEST 685.23 FEET; THENCE WEST 10.57 FEET; THENCE SOUTH 412.05 FEET; THENCE EAST 80.00 FEET; THENCE SOUTH 28.62 FEET TO A POINT ON SAID SOUTH LINE; THENCE WESTERLY ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES: 1) NORTH 89°59'55" WEST 65.13 FEET TO A POINT OF CURVATURE, 2) SOUTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°40'00" A DISTANCE OF 36.06 FEET (CHORD BEARS SOUTH 77°10'04" WEST 35.76 FEET); THENCE NORTH 573.88 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 105.28 FET; THENCE EAST 17.11 FEET; THENCE SOUTH 53°45'03" EAST 701.92 FEET; THENCE SOUTH 45.63 FEET TO THE POINT OF BEGINNING

Grantor reserves the right to use the public utility easement area described herein for any purpose whatsoever, provided Grantor's use does not unreasonably interfere with installation of public utility facilities within the easement.

[Signature Pages Follow]

COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Stewart Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

IN WITNESS WHEREOF, the Grantor has executed this public utility easement dedication this 20 day of May, 2021.

TETON INVESTMENT HOLDINGS, LLC,
a Utah limited liability company

By: Teton Land Company, L.L.C.
Its: Manager

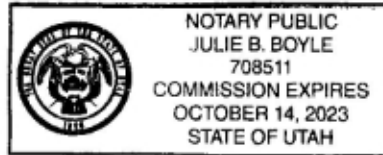
By: [Signature]
Name: Spencer H. Wright
Title: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 20 day of May, 2021 personally appeared before me Spencer H. Wright, who acknowledged himself to be Manager of Teton Land Company, L.L.C., the Manager of Teton Investment Holdings, LLC, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



MILLCREEK PARTNERS LLC,
a Utah limited liability company

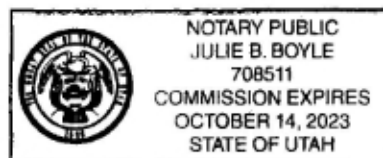
By: [Signature]
Name: Spencer H. Wright
Title: Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 20 day of MAY, 2021 personally appeared before me Spencer H. Wright, who acknowledged himself to be Manager of Millcreek Partners LLC, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



WAYNE A. BELLEAU

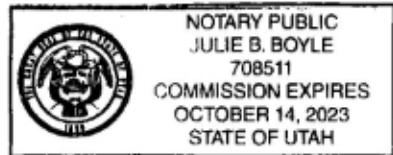
By: *Wayne Belleau*
Name: Wayne Belleau
Title: Individual

STATE OF UTAH

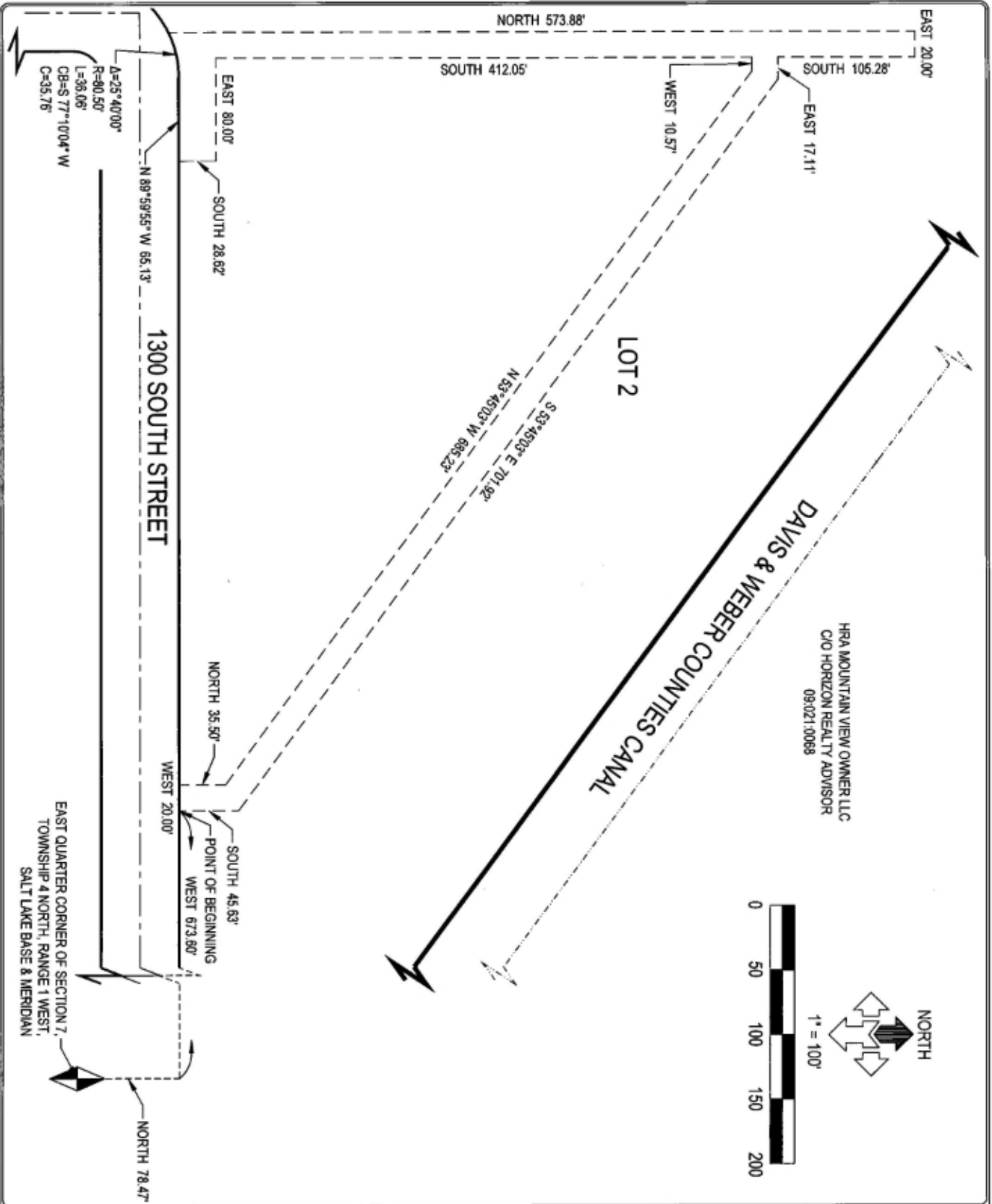
COUNTY OF Davis

On the 20 day of May, 2021 personally appeared before me Wayne Belleau, proved on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Julie B Boyle
Notary Public



C:\Users\David.McNeil - Group\MyData\Local\Microsoft\Windows\WinCode\Content\Outlook\WHD183115318 EX.dwg May 04, 2021 - 10:42am



PROJECT NO:	19318
CHECKED BY:	DBD
DRAWN BY:	KSL
DATE:	5-04-21
1 OF 1	

20' GAS LINE EASEMENT
 1400 S. & UNIVERSITY PARK BLVD, CLEARFIELD, UT
 LOCATED IN THE SE 1/4 OF SECTION 7,
 TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.L.B. & M.

McNEIL ENGINEERING™
 Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

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Structural Engineering • Land Surveying & HDS