

WHEN RECORDED RETURN TO:

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

Bridle Walk Acres PH4. WBS#

Space above for County Recorder's use
PARCEL I.D.# 23-014-0-0408

PUBLIC UTILITY EASEMENT DEDICATION

RW#

Lakepoint Vistas LC, 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 crosses through and across the following described land and premises situated in the County Tooele, State of Utah as described as follows:

Grantor's Property: 23-014-0-0408

A parcel of land, situate in the North half of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

All of Lot 408 of the 'Bridle Walk Acres Phase ⁴ Subdivision', as recorded May 2, 2023 under Entry No. 588451, in the Tooele County Recorder's Office.

Parcel Contains: 43,560 square feet, or 1.00 acres.

The Public Utility Easement dedicated herein is more particularly described on Exhibit "A" and as depicted on Exhibit "B" attached hereto and incorporated herein by reference (the PUE").

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

IN WITNESS WHEREOF, this Declaration has been executed as of the date first above written.

Declarant:

By: Howard J. Schmidt
Howard J. Schmidt mgo

STATE OF UTAH)
)SS.
County of Tooele)

On 7.20.23, before me, the undersigned Notary Public, personally appeared Howard Schmidt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Heidi Allred
Notary Public

My Commission Expires: 12.10.23

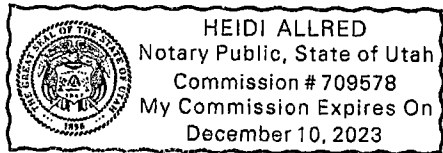


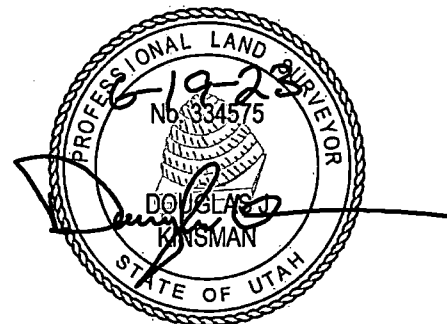
EXHIBIT "A"
LOT 408 PUBLIC UTILITY EASMENT

A parcel of land, situate in the North half of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Lakepoint City, Tooele County, Utah.

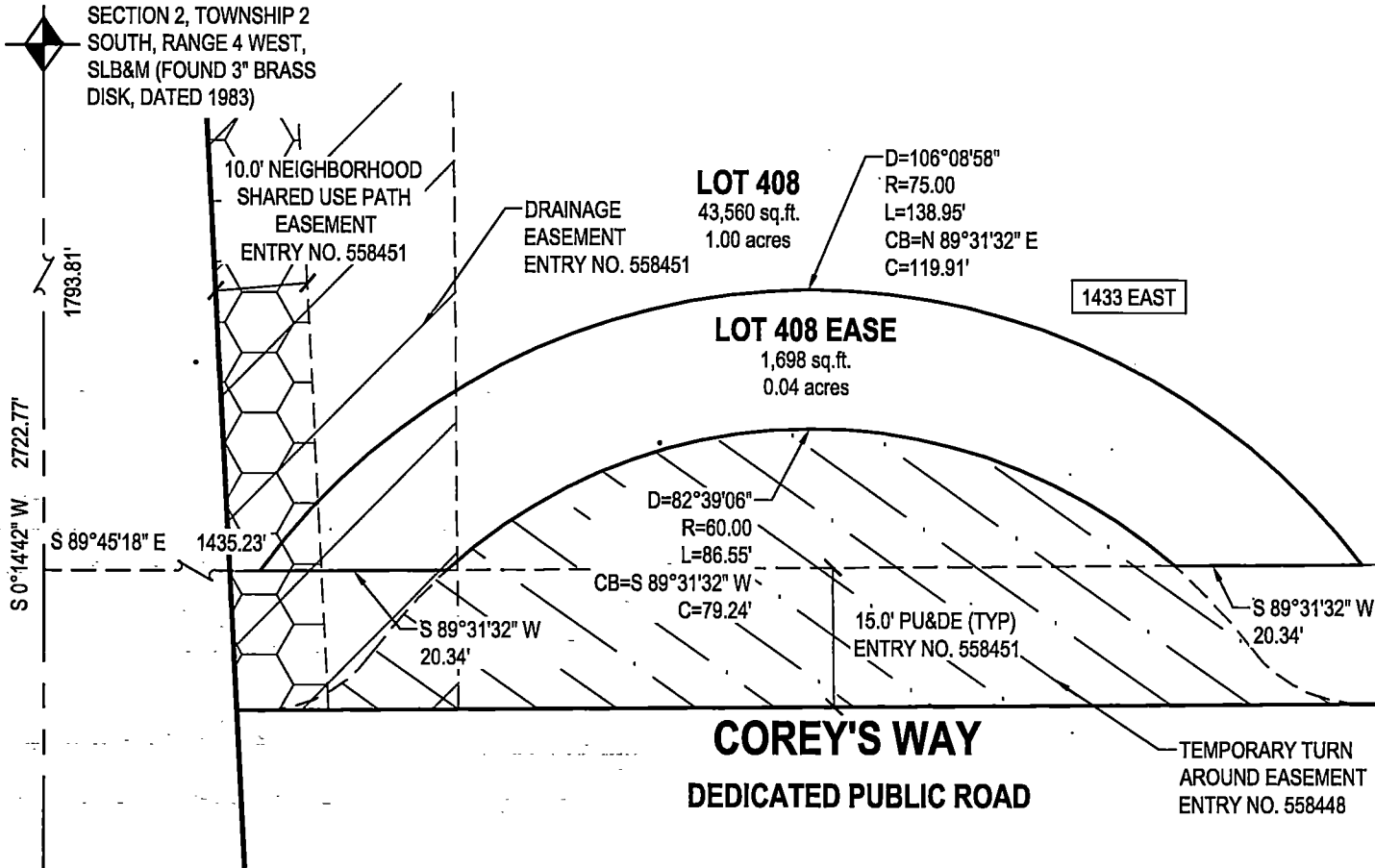
Beginning at a point which is located South 0°14'42" East 1793.81 along the Section Line and South 89°45'18" West 1435.23 feet from the Northwest Corner of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence Northeasterly 138.95 feet along the arc of a 75.00 foot radius tangent curve to the left (center bears South 53°32'57" East and the long chord bears North 89°31'32" East 119.91 feet through a central angle of 106°08'58");
thence South 89°31'32" West 20.34 feet;
thence Southwesterly 86.55 feet along the arc of a 60.00 foot radius tangent curve to the right (center bears South 40°51'05" West and the long chord bears South 89°31'32" West 79.24 feet through a central angle of 82°39'06");
thence South 89°31'32" West 20.34 feet and to the Point of Beginning.

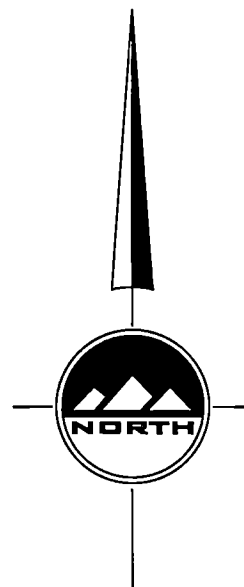
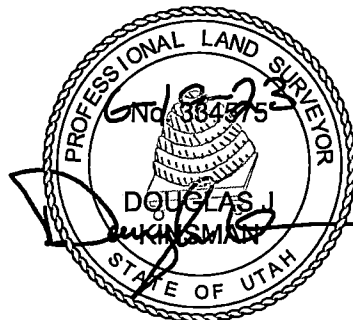
Contains 1,698 square feet or 0.04 acres



NORTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M (FOUND 3" BRASS DISK, DATED 1983)



WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M (FOUND 5" ALUMINUM PIPE, DATED 2010)



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 20 ft.

PROJECT NUMBER T2057E
PRINT DATE 6/20/2023
PROJECT MANAGER D. KINSMAN
DESIGNED BY M. SANDOVAL

1 OF 1

PUBLIC UTILITY EASEMENT
LOT 408 EASEMENT
1433 EAST COREY'S WAY
LAKE POINT, UTAH 84074
EXHIBIT "B"



TOOELE
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