



ENT 84479:2020 PG 1 of 3
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2020 Jun 18 3:27 PM FEE 40.00 BY MA
 RECORDED FOR TOLL SOUTHWEST LLC

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

MJ2020811 Hidden Canyon Plat "B"

Space above for County Recorder's use
 PARCEL I.D.# 41-926-0073

PUBLIC UTILITY EASEMENT DEDICATION

RW 41120

Toll Southwest LLC, a Delaware limited liability company, 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 shown on Exhibit "A" attached hereto and by this reference made a part hereof, and more particularly described as follows, to-wit:

Lot 73 PUE

A 5.5 foot wide public utility easement located in the Northeast Quarter of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

A 5.5 foot wide public utility easement across a portion of Lot 73, PLAT "B" HIDDEN CANYON, a Residential Subdivision, according to the Official Plat thereof recorded March 18, 2019 as Entry No. 22008:2019 on file in the Office of the Utah County Recorder and a portion of Future Lot 247 of future PLAT "C" HIDDEN CANYON, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of a 2' wide Traverse Mountain Easement, located S57°58'43"E along the Northerly line of said Lot 73 12.00 feet from the Northwesterly corner of said Lot 73; thence N32°01'17"E along said easement 9.43 feet; thence S57°58'43"E 5.50 feet; thence S32°01'17"W

13.95 feet; thence N57°58'43"W 5.50 feet to the Easterly line of said Easement;
thence N32°01'17"E along said easement 4.52 feet to the point of beginning.
Contains: 77 square feet+/-

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.

IN WITNESS WHEREOF, the Grantor has executed this public utility easement dedication this 18 day of May, 2020.

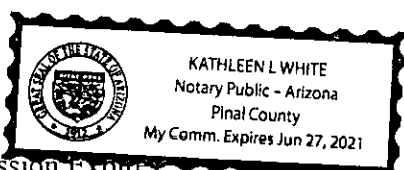
Toll Southwest LLC,
A Delaware limited liability company

Oscar Dominguez

By: OSCAR DOMINGUEZ
Its: UP Land Development

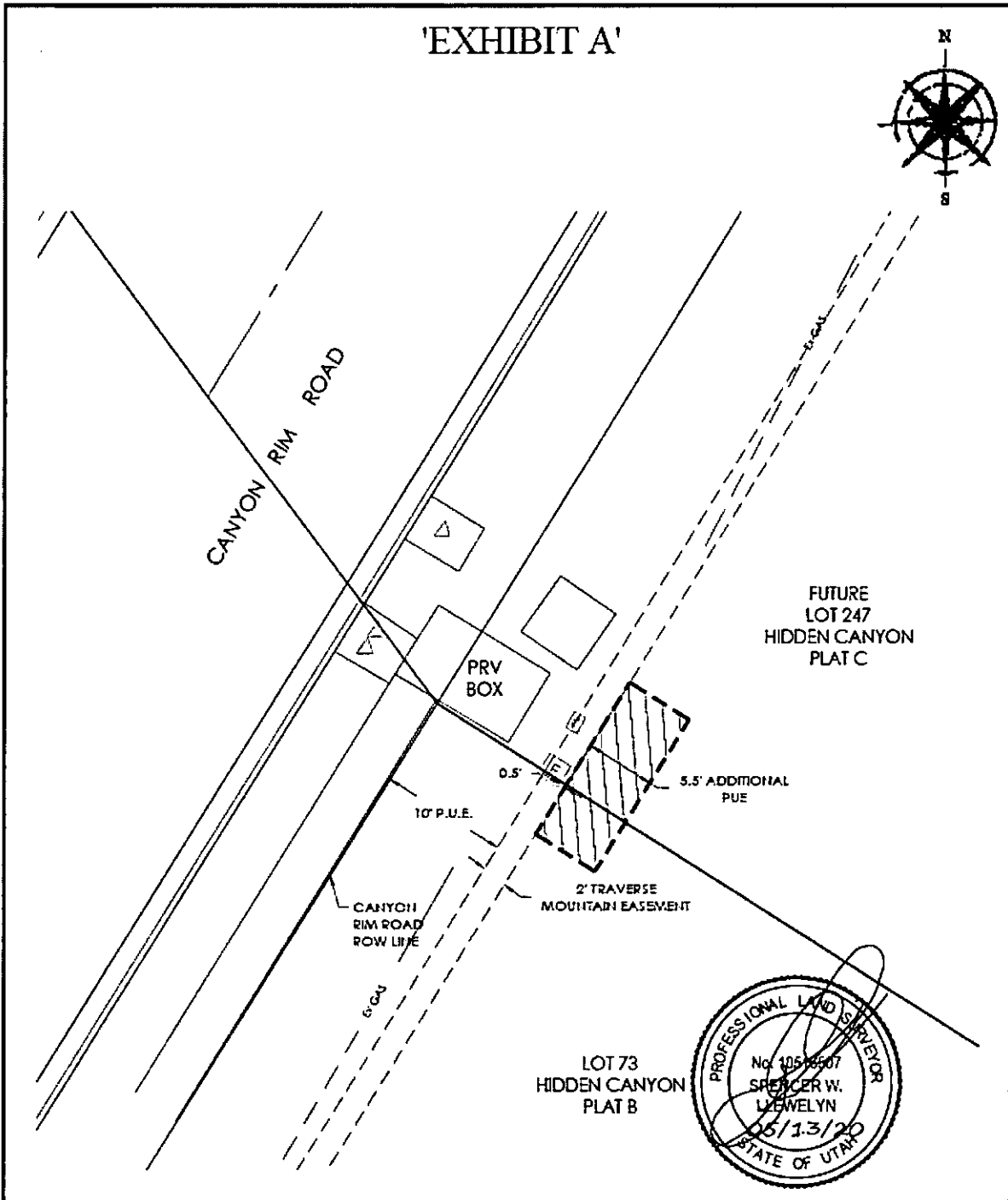
Arizona
STATE OF UTAH)
:SS
COUNTY OF Pinal)

On the 18 day of May 2020, personally appeared before me Oscar Dominguez who being by me duly sworn did say that he is the V.P. Land Development of Toll Southwest LLC a Utah corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors; and acknowledged to me that said corporation executed the same.



Kathleen L. White
Notary Public

My Commission Expires: June 27, 2021



FOCUS
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 P.E. (801) 552-0075
www.focusutah.com

HIDDEN CANYON PLAT B
LOT 73
PUE EASEMENT EXHIBIT

Scale	1"=50'
Date	5/13/20
Sheet	17-440
1 OF 1	