

When Recorded, Mail to

Zenith Tooele LLC  
2040 Murray Holladay Rd # 204  
Project Number SLC UT 84117  
Project Name Lexington Greens

Space Above for Recording Only

**Easement  
(Public Utility, Drainage, Ingress, Egress Cross Access)**

THIS PUBLIC UTILITY, DRAINAGE, INGRESS, EGRESS CROSS ACCESS EASEMENT ("Easement),  
made this 2<sup>nd</sup> day of March, 2020, between  
Zenith Tooele LLC, whose address is 2040 Murray Holladay Rd # 204  
as "Grantor", and Zenith Tooele LLC, whose address is SLC UT 84117  
2040 Murray Holladay Rd # 204, as "Grantee",

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid by Grantee, the receipt of which is hereby acknowledged, has remised, released, and by these presents does grant in perpetuity and convey to the said Grantee, its successors and assigns, an easement for the purpose of constructing, installing, using and maintaining public utilities, drainage, ingress, egress and cross access. The location of said grant of public utility easement is described as follows, to wit:

**SEE LEGAL DESCRIPTION IN EXHIBIT "A", ATTACHED HERETO**

**BEING A PART OR ALL OF PARCEL/TAX ID NUMBER See Exhibit A**

This easement is made for the purpose of granting to the Grantee, its Successors, Legal Representatives and Assigns, an easement in, to and across the lands described herein for the purpose of construction, delivery, and maintenance of public utilities, and drainage, together with the right of ingress and egress for such purposes.

Grantor does hereby fully warrant title to said lands and will defend the same against the lawful claims of all persons, whomsoever. This easement shall run with the land in perpetuity and the rights of the Grantee shall be binding on all heirs, successors, and or assigns in the land of Party of the First Part.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal this day and year first above written.

ACKNOWLEDGEMENT:

Party of the First Part

Adam Sapers  
Signature

Print Signer Name: Adam Sapers

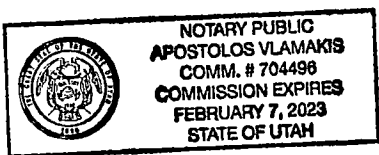
Title: Project Coordinator

County of Salt Lake

State of Utah ) SS:

On the 2nd day of March, 2020, personally appeared Adam J. Sapers, the signer of the foregoing instrument, who being first duly sworn, did acknowledged to me that they executed the foregoing for the Party of the First Part named above.

SEAL:



[Signature]  
NOTARY PUBLIC

**EXHIBIT "A": LEGAL DESCRIPTION**

**EXHIBIT A**  
**BOUNDARY DESCRIPTION**  
**Public Utility, Drainage, Ingress, Egress Cross Access Easement for Lot 2, 3, 4, and 5**

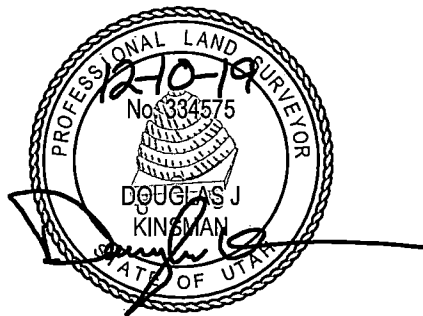
A parcel of land, situate in the Southeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian. The basis of bearing for this survey is the line between the found monuments at the East Quarter Corner and the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears North 0°14'46" West 2642.58 feet. Said parcel also located in Tooele City, Tooele County, Utah, more particularly described as follows:

Beginning at a point, which is located South 0°14'46" East 1387.78 feet along the Quarter Section Line and West 300.38 feet from the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

- thence Southwesterly 30.00 feet along the arc of a 958.00 feet radius non-tangent curve to the right (center bears North 47°09'27" West and the long chord bears South 43°44'23" West 30.00 feet through a central angle of 01°47'40");
- thence South 44°38'13" West 30.00 feet;
- thence North 45°21'47" West 453.66 feet;
- thence Northwesterly 133.31 feet along the arc of a 170.00 feet radius tangent curve to the left (center bears South 44°38'13" West and the long chord bears North 67°49'42" West 129.92 feet through a central angle of 44°55'51");
- thence South 89°42'23" West 1,042.70 feet;
- thence South 00°14'46" East 29.48 feet;
- thence South 89°45'14" West 60.00 feet;
- thence North 00°14'46" West 89.43 feet;
- thence North 89°42'23" East 1,102.65 feet;
- thence Southeasterly 180.36 feet along the arc of a 230.00 feet radius tangent curve to the right (center bears South 00°17'37" East and the long chord bears South 67°49'42" East 175.78 feet through a central angle of 44°55'51");
- thence South 45°21'47" East 453.19 feet, to the Point of Beginning.

Contains 104,553 square feet or 2.40 acres.

*Parcel 2-128-35*



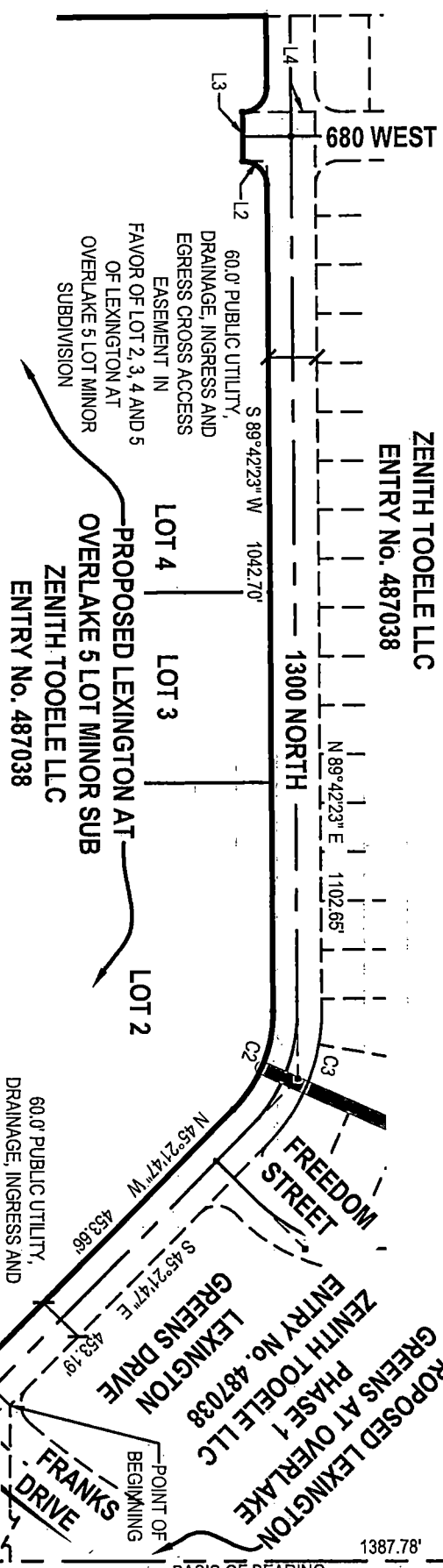
**EXHIBIT B**

EAST QUARTER CORNER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT  
LAKE BASE AND MERIDIAN, (FOUND 3" BRASS  
TOOLEE COUNTY SURVEYORS MONUMENT  
WITH RING AND LID, DATED 2000)

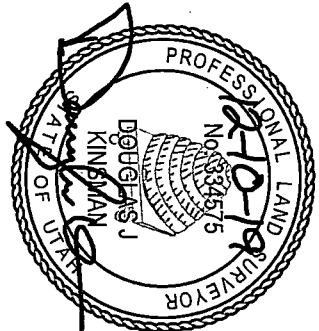
PROPOSED LEXINGTON GREENS AT OVERLAKE PHASE 2

ZENITH TOOEE LLC  
ENTRY NO. 487038

PERRY HOMES INC.  
ENTRY No. 418920



BASIS OF BEARING:  
N 0°14'46" W 2642.58' (MON. TO MON.) N 0°14'06" W 2642.63' (RECORD)



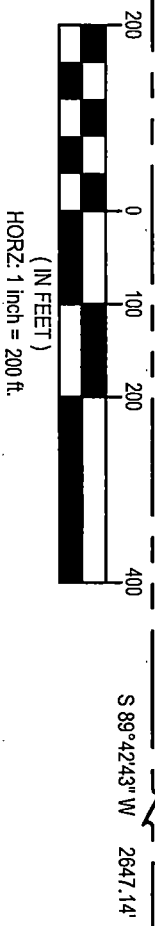
**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	958.00'	30.00'	1°47'40"	S43°44'23"W	30.00'
C2	170.00'	133.31'	44°55'51"	N67°49'42"W	129.92'
C3	230.00'	180.36'	44°55'51"	S67°49'42"E	175.78'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S44°38'13"W	30.00'
L2	S0°14'46"E	29.48'
L3	S89°45'14"W	60.00'
L4	N0°14'46"W	89.43'

**HORIZONTAL GRAPHIC SCALE**



SOUTH QUARTER CORNER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT  
LAKE BASE AND MERIDIAN, (FOUND 3" BRASS  
TOOLEE COUNTY SURVEYORS MONUMENT  
WITH RING AND LID, DATED 2009)

SOUTHEAST CORNER OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT  
LAKE BASE AND MERIDIAN, (FOUND 3" BRASS  
TOOLEE COUNTY SURVEYORS MONUMENT  
WITH RING AND LID, DATED 2009)

LEXINGTON AT OVERLAKE  
5 SLOT MINOR SUBDIVISION

600 WEST 1200 NORTH  
TOOLEE CITY, UTAH

EXHIBIT B

PROJECT # DATE  
8260B 2019-12-10

1 OF 1

SCALE

FOR:  
ZENITH DEVELOPMENT LLC  
2040 MURRAY HOLLADAY ROAD, SUITE 204  
SALT LAKE CITY, UTAH 84117  
PHONE: 801-428-3755

189 N. Main Street, Unit 1  
Tooele, Utah 84074  
Phone: 435-843-3590

www.ensigneng.com

