

After Recording Return To:

Bengal Blvd Holdings, LLC
299 S. Main Street
Salt Lake City, Utah 84111

13034945
7/23/2019 8:25:00 AM \$40.00
Book - 10806 Pg - 5122-5124
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

(Space above for recorders use only)

PUBLIC UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Bengal Blvd Holdings, LLC, a Utah limited liability company**, as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of public utility lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

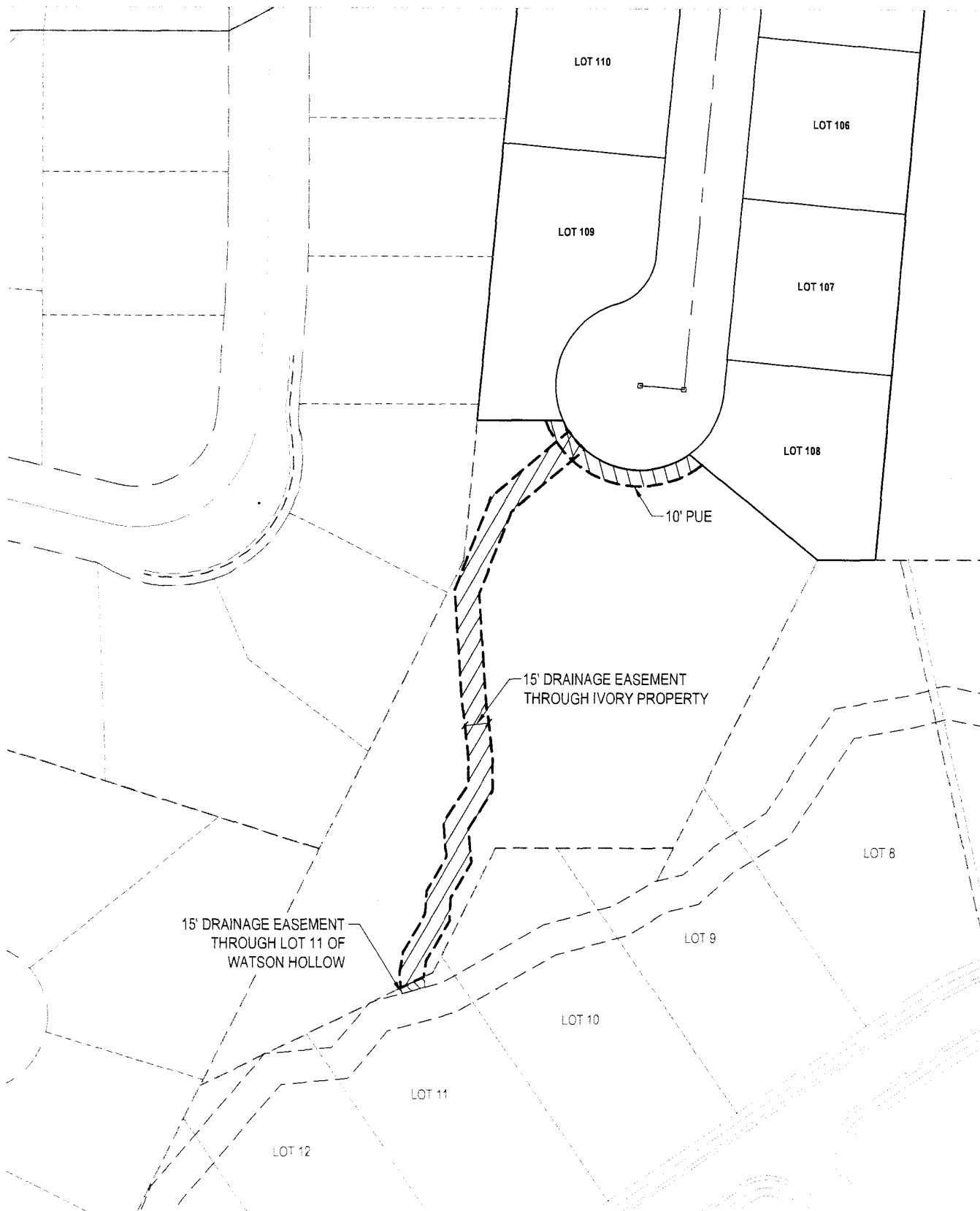
Danish Pines Subdivision / Ivory Lot – 10' PUE


Beginning at a point being North 89°56'40" East 636.44 feet along the section line and South 847.57 feet from the Northwest Corner of Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence Southeasterly 91.76 feet along the arc of a 52.00 foot radius curve to the left (center bears North 65°16'48" East and the chord bears South 75°16'14" East 80.31 feet with a central angle of 101°06'04"); thence South 50°34'30" East 10.28 feet; thence Northwesterly 116.55 feet along the arc of a 62.00 foot radius curve to the right (center bears North 38°14'32" West and the chord bears North 74°23'20" West 100.13 feet with a central angle of 107°42'24"); thence North 89°58'57" East 10.83 feet to the point of beginning.

Contains 1,042 Square Feet or 0.024 Acres

Parcel 22-35-102-062

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement



PROJECT # 7487	DATE 2/11/19	DANISH PINES SUBDIVISION	FOR: CASTLEWOOD DEVELOPMENT, INC 6740 SOUTH 1300 EAST, SUITE 200 SALT LAKE CITY, UTAH 84121 PHONE: 801-208-4009	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com	
<h1>1 OF 1</h1>		2856 EAST BENGAL BLVD COTTONWOOD HEIGHTS, UTAH IVORY EASEMENTS EXHIBIT			
FILE: SID/Ivory Easements					