

Contact:
Tooele City Recorder
90 North Main
Tooele, UT 84074
(435) 843-2110

Perpetual Public Utility and Drainage Easement

Affected Parcel(s): 02-009-0-0092

Tooele City Corporation, Grantor, hereby grants and conveys to Tooele City Corporation and any and all public utility companies providing service to the hereon described tract a perpetual, non-exclusive easement to be used for the installation, maintenance, operation, repair and replacement of public utility service lines and facilities and drainage facilities, upon and under the following described tract of land, to wit:

A Parcel of Land Being 10 Feet Wide, Located in the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian and the Northwest Quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Base & Meridian, for a Public Utility and Drainage Easement along the West Side of the West Right-of-way of Tooele Blvd and Being Described as Follows:

Commencing at the Southwest Quarter of Section 29, Township 3 South, Range 4 West, Salt Lake Base & Meridian, and Running Thence North 00°05'41" West along the West Line of the Southwest Quarter of Said Section 29, a Distance of 1,539.99 Feet; Thence North 89°54'19" East, a Distance of 1,280.50 Feet to the Point of Beginning, Said Point Being the Southeast Corner of Lot 7 of the Tooele City Commercial Park Phase 1 (Entry No. 029425); Thence along the West Right-of-way Line of Tooele Blvd. (Entry No. 401144) and a Non-tangent 1,084 Foot Radius Curve to the Left; Thence along Said Curve a Distance of 444.01 Feet (Chord Bears South 27°51'23" West, a Distance of 440.91 Feet); Thence South 16°07'20" West, a Distance of 2,033.02 Feet to the Beginning Point of a 553.00 Foot Radius Curve to the Left; Thence along Said Curve a Distance of 155.61 Feet (Chord Bears South 08°03'40" West, a Distance of 155.10 Feet); Thence South 00°00'02" East, a Distance of 254.71 Feet to the Beginning Point of a 29.50 Foot Radius Curve to the Right; Thence along Said Curve a Distance of 44.34 Feet (Chord Bears South 43°03'31" West, a Distance of 40.28 Feet) to the Future North Right-of-way Line of 700 South; Thence North 00°00'02" West, a Distance of 10.03 Feet to the Beginning Point of a Non-tangent 19.50 Foot Radius Curve to the Left; Thence along Said Curve a Distance of 28.63 Feet (Chord Bears North 42°03'38" East, a Distance of 26.13 Feet); Thence North 00°00'02" West, a Distance of 254.71 Feet to the Beginning Point of a 563.00 Foot Radius Curve to the Right; Thence along Said Curve a Distance of 158.42 Feet (Chord Bears North 08°03'40" East, a Distance of 157.90 Feet); Thence North 16°07'20" East, a Distance of 2,033.02 Feet to the Beginning Point of a 1,094.00 Foot Radius Curve to the Right; Thence along Said Curve a Distance of 450.52 Feet (Chord Bears North 27°55'11" East, a Distance of 447.35 Feet) to the South Line of Lot 7 of the Tooele City Commercial Park Phase 1; Thence South 36°49'26" East along Said South Line, a Distance of 10.29 Feet to the Point of Beginning.

All as Shown on EXHIBIT A-1 attached hereto and made a part hereof.

Contains: 29,285 Square Feet or 0.672 Acres +/-

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly-authorized officers this 2nd day of July, 2021.

Debra E. Winn
Grantor - Tooele City Corporation

STATE OF UTAH)
COUNTY OF Tooele) ss.

On the date first above written personally appeared before me, Debra E. Winn who, being by me duly sworn, did say that she is a duly-authorized officer of Grantor, and that this instrument was signed with due authority.

WITNESS my hand and official stamp the date in this certificate first above written:

Lisa C. Carpenter
Notary Public

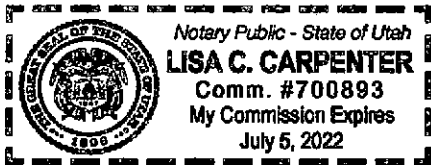


EXHIBIT A

PUBLIC UTILITY AND DRAINAGE EASEMENT

A PARCEL OF LAND BEING 10 FEET WIDE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, FOR A PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE WEST SIDE OF THE WEST RIGHT-OF-WAY OF TOOELE BLVD AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°05'41" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 1,539.99 FEET; THENCE NORTH 89°54'19" EAST, A DISTANCE OF 1,280.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7 OF THE TOOELE CITY COMMERCIAL PARK PHASE 1 (ENTRY NO. 029425); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF TOOELE BLVD. (ENTRY NO. 401144) AND A NON-TANGENT 1,084 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 444.01 FEET (CHORD BEARS SOUTH 27°51'23" WEST, A DISTANCE OF 440.91 FEET); THENCE SOUTH 16°07'20" WEST, A DISTANCE OF 2,033.02 FEET TO THE BEGINNING POINT OF A 553.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 155.61 FEET (CHORD BEARS SOUTH 08°03'40" WEST, A DISTANCE OF 155.10 FEET); THENCE SOUTH 00°00'02" EAST, A DISTANCE OF 254.71 FEET TO THE BEGINNING POINT OF A 29.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 44.34 FEET (CHORD BEARS SOUTH 43°03'31" WEST, A DISTANCE OF 40.28 FEET) TO THE FUTURE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH; THENCE NORTH 00°00'02" WEST, A DISTANCE OF 10.03 FEET TO THE BEGINNING POINT OF A NON-TANGENT 19.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 28.63 FEET (CHORD BEARS NORTH 42°03'38" EAST, A DISTANCE OF 26.13 FEET); THENCE NORTH 00°00'02" WEST, A DISTANCE OF 254.71 FEET TO THE BEGINNING POINT OF A 563.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 158.42 FEET (CHORD BEARS NORTH 08°03'40" EAST, A DISTANCE OF 157.90 FEET); THENCE NORTH 16°07'20" EAST, A DISTANCE OF 2,033.02 FEET TO THE BEGINNING POINT OF A 1,094.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 450.52 FEET (CHORD BEARS NORTH 27°55'11" EAST, A DISTANCE OF 447.35 FEET) TO THE SOUTH LINE OF LOT 7 OF THE TOOELE CITY COMMERCIAL PARK PHASE 1; THENCE SOUTH 36°49'26" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 10.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 29,285 SQUARE FEET OR 0.672 ACRES +/-



EXHIBIT A-1

