

WHEN RECORDED MAIL TO:  
Broadway Place Investors, LLC  
180 N University Ave, Suite 820  
Provo, UT 84601

11215551  
07/20/2011 03:33 PM \$14.00  
Book - 9938 Pg - 21-23  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
BROADWAY PLACE INVESTORS  
180 N UNIVERSITY AVE  
STE 820  
PROVO UT 84601  
BY: LDT, DEPUTY - WI 3 P.

Parcel ID# 16-06-283-009

**UTILITY EASEMENT DEDICATION**

Broadway Place Investors, LLC, grantor(s), of Utah County, State of Utah, HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, as defined in Utah Code Section 54-2-1(15), as amended, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER AND DRAINAGE LINES AND APPURTENANCES, through and across the following-described land and premises situated in the County of Salt Lake, State of Utah, to-wit:

**Broadway Place Apartments, Salt Lake City, Utah  
Utility Easements**

**July 20, 2011**

Beginning at a point on the Westerly Boundary Line of Phase 2 of the Emigration Court Minor Subdivision as recorded as Entry No. 8621060 in Book 8782 at Page 2495 in the Salt Lake County Recorder's Office, said point being also S89°58'00"W 394.66 feet, along the Monument Line of 300 South Street to the northerly projection of said Westerly Boundary Line, and S00°01'22" E 214.69 feet, along said northerly projection and said Westerly Boundary Line, from the Street Monument located at the Intersection of 300 South and 600 East Streets; and running thence East 44.50 feet; thence South 8.29 feet; thence East 7.52 feet; thence South 9.00 feet; thence East 24.35 feet; thence S67°30'00"E 4.57 feet; thence East 81.28 feet; thence North 21.49 feet; thence East 19.59 feet to the Easterly Boundary Line of said Phase 2; thence, along said Easterly Boundary Line, South 27.49 feet; thence West 102.12 feet; thence N67°30'00"W 4.57 feet; thence West 44.70 feet to the Easterly Boundary Line of Phase 1 of said Emigration Court Minor Subdivision; thence, along the Easterly and Northerly Boundary Lines of said Phase 1, the following two (2) courses: (1) North 7.50 feet, (2) S89°57'38"W 30.45 feet to the Southwestly Corner of said Phase 2; thence, along said Westerly Boundary Line of said Phase 2, N00°01'22"W 15.81 feet to the POINT OF BEGINNING.

Less and Excepting therefrom, the Easement granted to Salt Lake Apartment Builders, LLC per Entry Number 9735474, Book 9299, Page 5996.

SUBJECT TO easements, rights of way, restrictions and reservations, whether or not appearing of record.

SUBJECT TO Utah law regarding Public Utility easements, including without limitation the provisions of Utah Code Section 54-3-27, as amended.

Utilities shall have the right to install, maintain and operate their equipment and all other related facilities above and below ground within the Public Utility Easements identified on the attached Exhibit "A" as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to



Exhibit A

