

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

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Book - 11270 Pg - 2297-2299  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## **Public Utility Easement** (LIMITED LIABILITY COMPANY)

Salt Lake County

Tax ID No. 27-13-477-017

PIN No. 15669

Project No. S-I15-7(341)295

Parcel No. 115:202:PUE

Miller Family Real Estate, L.L.C., a Limited Liability Company of the State of Utah, the undersigned, hereby dedicates a Public Utility Easement described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute.

A perpetual easement upon part of an entire tract of property situate in Lots 15, 16, 17 & 18 of the Utah Auto Mall Subdivision, Phase 1, recorded as Entry No. 5928837, in Book 94-9 at Page 288 in the Salt Lake County Recorder's Office, situate in the SW1/4 SE1/4 and the SE1/4 SE1/4 of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, to facilitate the widening of I-15, known as Project No. S-I15-7(341)295. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the southerly boundary line of said Lot 18 and the easterly highway right of way and no-access line of said Project, which point is 10.29 feet S.89°55'40"E. from the Southwest corner of said Lot 18; and running thence along said easterly highway right of way and no-access line the following four (4) courses and distances: (1) N.10°53'02"W. 32.82 feet; (2) thence N.10°09'16"W. 362.83 feet; (3) thence N.10°24'13"W. 136.49 feet; (4) thence N.12°33'16"W. 2.61 feet to the northerly boundary line of said Lot 15; thence East 14.30 feet along said northerly boundary line to a point 138.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1121+93.96; thence S.10°14'44"E. 193.63 feet parallel with said right of way control line to a point 138.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 1120+00.35;

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thence S.12°09'17"E. 300.17 feet to a point 148.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 117+00.33; thence S.10°14'44"E. 42.91 feet parallel with said right of way control line to the southerly boundary line of said subdivision and the southerly section line of said Section 13 at a point 148.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1116+57.42; thence N.89°55'40"W. 24.19 feet along said southerly boundary line and said section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 9,331 square feet in area or 0.214 acre, of which 5,507 square feet or 0.126 acre is contained within the existing Public Utility Easement as shown on said subdivision. Balance is 3,824 square feet or 0.088 acre.

(Note: Rotate above bearings 00°14'19" clockwise to equal Highway bearings. Basis of Bearing is N.89°55'40"W. between the Southeast Corner and the South 1/4 Corner of said Section 13.)

IN WITNESS WHEREOF, said Miller Family Real Estate, L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 18<sup>th</sup> day of August, A.D. 2021.

STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

Miller Family Real Estate, L.L.C.  
Limited Liability Company

By [Signature]  
Manager

On this, the 18<sup>th</sup> day of August, 2021, personally appeared before me Brad Holmes, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Miller Family Real Estate, L.L.C., a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public

