

After Recording Return To:

Torrey Investments, LLC
Attn: Loren Mott
3245 South 2125 East
Millcreek, UT 84109

Parcel No: 16-27-329-023
16-27-329-024
16-27-329-052

(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 **Millcreek City, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual Public Utility Easement for the operation, maintenance, repair, alteration and replacement of utility lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

See attached Exhibit A and Exhibit B.

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

Witness, the hand of said Grantor, this 30th day of September, 2020.

13414268
10/1/2020 4:17:00 PM \$40.00
Book - 11031 Pg - 3450-3454
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

Torrey Investments, LLC

LOREN W MOTT

Loren W. Mott, Manager

[Handwritten Signature]

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 30th day of September, 2020 personally appeared before me Loren Mott, who being duly sworn, did say that he/she is the Manager of Torrey Investments, LLC, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.

[Handwritten Signature]
Notary Public

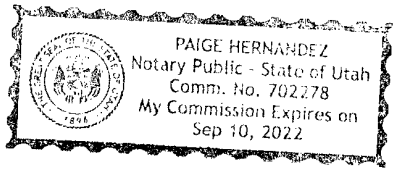


Exhibit A

PUBLIC UTILITY EASEMENT DESCRIPTIONS
ENTELLUS PROJ. #1522001, MOTT
PREPARED August 21, 2020, by JRC

WEST EASEMENT DESCRIPTION

A 10.0-FOOT-WIDE EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

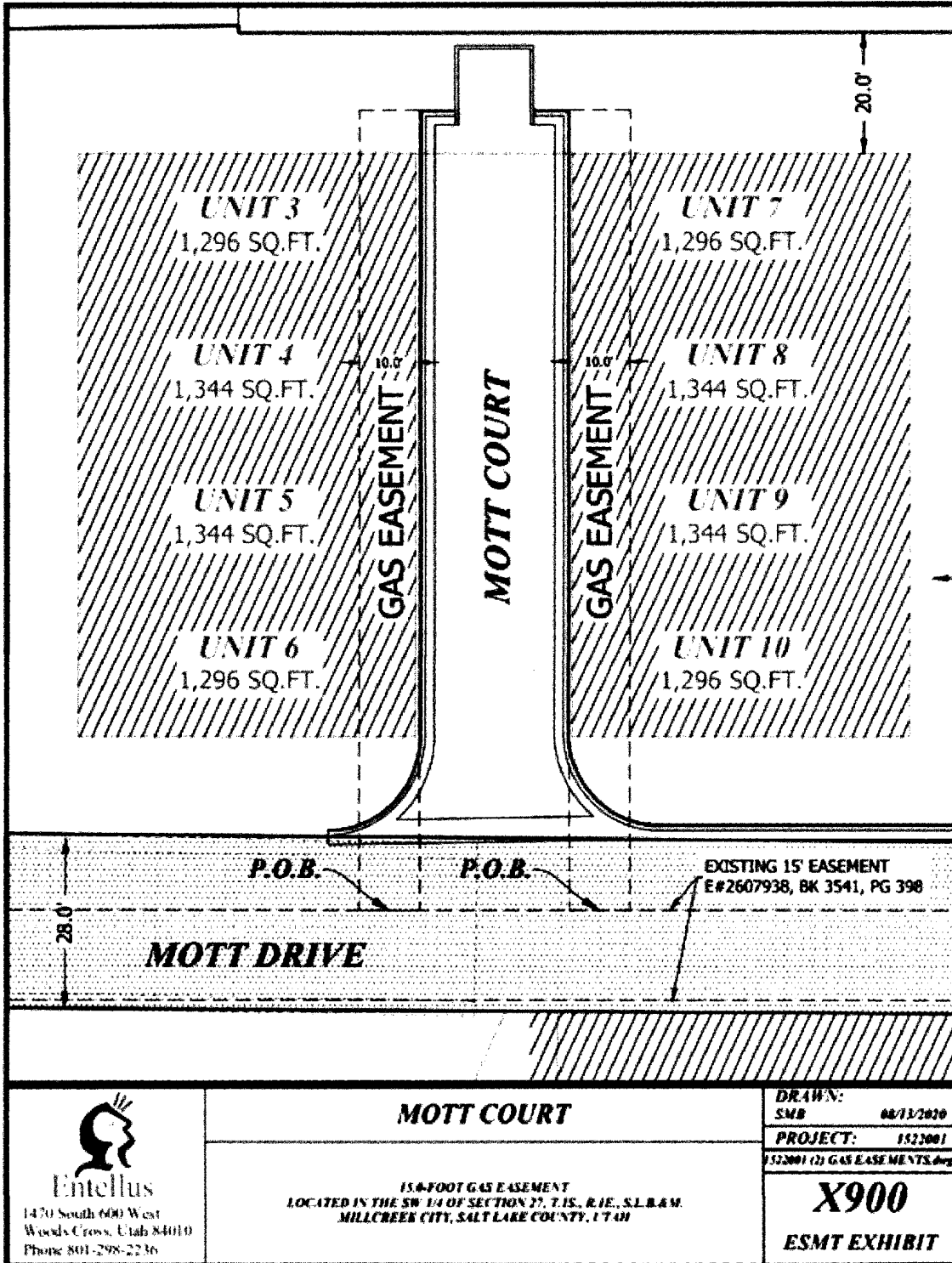
BEGINNING AT A POINT ON THE NORTH LINE OF THE EXISTING EASEMENT RECORDED MARCH 25, 1974, AS ENTRY NO. 2607938 IN BOOK 3541 AT PAGE 398, SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°59'15" EAST 1483.93 FEET ALONG THE CENTER LINE OF 3300 SOUTH STREET AND NORTH 00°00'00" EAST 328.58 FEET FROM THE MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF 3300 SOUTH AND 2000 EAST STREETS, SAID INTERSECTION MONUMENT BEING NORTH 00°11'57" WEST 1145.47 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER LINE OF 3300 SOUTH STREET AND NORTH 89°59'15" WEST 2657.52 FEET ALONG SAID CENTER LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID EXISTING EASEMENT SOUTH 89°59'56" EAST 5.00 FEET; THENCE ALONG THE PROPOSED WEST LINE OF MOTT COURT AND ITS EXTENSION NORTH 00°00'00" WEST 131.82 FEET; THENCE NORTH 90°00'00" WEST 10.00 FEET; THENCE SOUTH 00°00'00" EAST 131.82 FEET TO THE NORTH LINE OF SAID EXISTING EASEMENT; THENCE ALONG SAID NORTH LINE SOUTH 89°59'56" EAST 5.00 FEET TO THE POINT OF BEGINNING.


EAST EASEMENT DESCRIPTION

A 10.0-FOOT-WIDE EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE EXISTING EASEMENT RECORDED MARCH 25, 1974, AS ENTRY NO. 2607938 IN BOOK 3541 AT PAGE 398, SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°59'15" EAST 1518.83 FEET ALONG THE CENTER LINE OF 3300 SOUTH STREET AND NORTH 00°00'00" EAST 328.59 FEET FROM THE MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF 3300 SOUTH AND 2000 EAST STREETS, SAID INTERSECTION MONUMENT BEING NORTH 00°11'57" WEST 1145.47 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER LINE OF 3300 SOUTH STREET AND NORTH 89°59'15" WEST 2657.52 FEET ALONG SAID CENTER LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27, AND RUNNING THENCE ALONG THE NORTH LINE OF SAID EXISTING EASEMENT SOUTH 89°59'56" EAST 5.00 FEET; THENCE NORTH 00°00'00" WEST 131.82 FEET; THENCE NORTH 90°00'00" WEST 10.00 FEET TO THE PROPOSED EAST LINE OF MOTT COURT; THENCE ALONG THE PROPOSED EAST LINE OF MOTT COURT AND ITS EXTENSION SOUTH 00°00'00" EAST 131.82 FEET TO THE NORTH LINE OF SAID EXISTING EASEMENT; THENCE ALONG SAID NORTH LINE SOUTH 89°59'56" EAST 5.00 FEET TO THE POINT OF BEGINNING.

Exhibit B




Entellus
 1470 South 600 West
 Woods Cross, Utah 84010
 Phone 801-298-2236

