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WHEN RECORDED RETURN TO:  
West Valley City Recorder  
3600 South Constitution Blvd.  
West Valley City, Utah 84119

13777394  
09/20/2021 01:07 PM \$40.00  
Book - 11241 Pg - 4287-4288  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WUC UT 84119-3720  
BY: ADA, DEPUTY - MA 2 P.

Space above for County Recorder's use  
PARCEL I.D. #15-34-103-001 and 15-34-103-002

**PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT**

**TFC Kowloon Mister, LLC, a Utah limited liability company**, whose address is 2055 West 3500 South, West Valley City, Utah 84119, GRANTOR, hereby grants to West Valley City, a municipal corporation of the State of Utah, whose principal place of business is located at 3600 South Constitution Boulevard, West Valley City, Utah 84119, its successors in interest, and assigns, and to any and all public utility companies, GRANTEES for good and valuable consideration, receipt of which is hereby acknowledged, a perpetual easement for public access, installation, maintenance, repair, alteration, and replacement of a public sidewalk, lighting and public utilities on, over, and across real property located at **2055 West 3500 South** in West Valley City, Salt Lake County, State of Utah, described as follows:

A PUBLIC SIDEWALK, LIGHTING AND UTILITY EASEMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET AND THE NORTHWESTERLY CORNER OF GRANTORS PROPERTY, SAID POINT BEING NORTH 89°55'30" EAST 676.00 FEET AND SOUTH 00°04'30" EAST 55.19 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY 87.48 FEET ALONG THE ARC OF A 5676.58 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 87°59'39" EAST 87.48 FEET; 2) SOUTH 87°33'03" EAST 90.84 FEET TO THE NORTHEAST CORNER OF GRANTOR'S PROPERTY; THENCE SOUTH 00°00'45" EAST 17.11 FEET ALONG THE EASTERLY LINE OF GRANTOR'S PROPERTY; THENCE NORTH 87°33'07" WEST 91.58 FEET; THENCE NORTHWESTERLY 86.72 FEET ALONG THE ARC OF A 5657.06 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 88°00'58" WEST 86.72 FEET TO A POINT ON THE WESTERLY LINE OF GRANTOR'S PROPERTY; THENCE NORTH 00°04'30" WEST 17.14 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING. ENCOMPASSING 3,050 SQUARE FEET.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.

WITNESSED the hand of said GRANTOR this 16<sup>th</sup> day of September, 2021.

GRANTOR  
TFC Kowloon Mister, LLC, a Utah limited liability company

Elliott B. Smith  
By: Elliott B. Smith  
Title: manager

State of Utah )  
County of Salt Lake ) :SS

On the 16<sup>th</sup> day of September, 2021, personally appeared before me Elliott B. Smith who affirmed that he/she is the manager of TFC Kowloon Mister, LLC, a Utah limited liability company, and that this easement was signed by him in behalf of said limited liability company, and he/she acknowledged to me that said limited liability company executed the same.

Amy Galbraith  
Notary Public

