

When Recorded Return to
Central Pointe Holdings, LLC
193 West, 2100 South, Suite 160
Salt Lake City, UT 84115

13133635
11/26/2019 11:03:00 AM \$40.00
Book - 10865 Pg - 1498-1500
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PIONEER TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

FIRE LANE EASEMENT

Commonwealth Partners, LLC, the Undersigned, GRANTOR, (and each and all of them if more than one) for good and valuable consideration, do hereby grant and convey to Central Pointe Holdings, LLC, GRANTEE, its successors, assigns, lessees, licensees and agents, a perpetual Right of Way for ingress and egress and Fire Lane Easement to construct, reconstruct, operate, maintain and remove such Fire Lane Easement facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, in Salt Lake County, Utah, to wit:

Parcel 1 Fire Lane Easement

A 26.00 foot wide strip of land, said strip being located within Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey. Said strip of land being more particularly described as follows:

Beginning at a point on the East boundary line of Parcel 1, said point being South 0°00'43" West 1.61 feet from the southwest corner of Lot 28, Block 2, Roseland Addition, a subdivision of part of Lot 10, Block 39, Ten Acre Plat "A", Big Field Survey, according to the official plat thereof, on file in the office of the Salt Lake County Recorder. Said point of beginning also being South 89°58'51" East 899.40 feet and South 0°00'43" West 576.79 feet along said east boundary line of said Parcel 1 from the found monument at 300 West Street in 2100 South; and running thence South 0°00'43" West 28.79 feet to a point on a 54.00 foot radius non-tangent curve to the right, thence northwesterly along the arc of said curve 67.70 feet (having a chord bearing North 36°17'32" West 63.35 feet); thence North 0°22'12" West 198.50 feet to a point of curvature on a 54.00 foot radius curve to the right, thence northeasterly along the arc of said curve 69.82 feet (having a chord bearing North 36°39'37" East 65.05 feet) to a point on the east boundary line of Parcel 1; thence South 0°00'43" West 28.29 feet along said east boundary line of Parcel 1 to a point on a 28.00 foot radius non-tangent curve to the left, thence southwesterly along the arc of said curve 28.14 feet (having a chord bearing South 28°25'00" West 26.97 feet); thence South 0°22'12" East 198.50 feet to a point on a 28.00 radius curve to the left, thence southeasterly along the arc of said curve 26.16 feet (having a chord bearing South 27°08'29" East 25.22 feet) to the Point of Beginning.

Part of Tax Parcel No 15-24-227-036.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use, and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

In witness whereof, the grantors have executed this instrument this 25 day of November, 2019 .

GRANTOR:
Commonwealth Partners, LLC

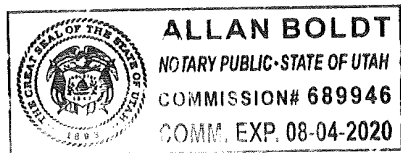



James Clayton Beck III

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 25 day of November, 2019, before me, _____
Allen Boldt, a notary public, personally appeared, James Clayton Beck III the Manager of Commonwealth Partners, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



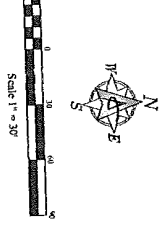
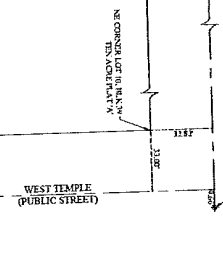
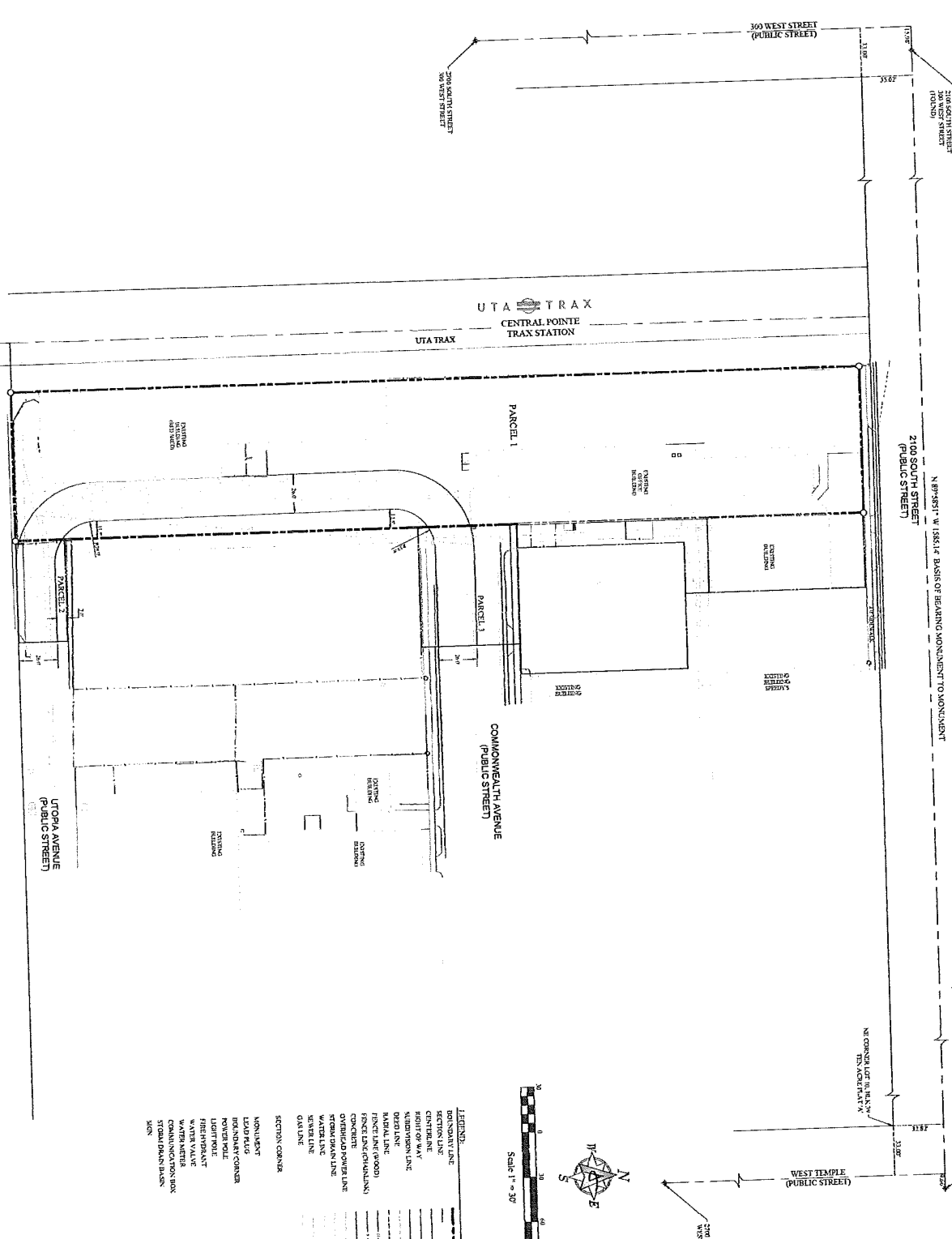


NOTARY PUBLIC

2100 SOUTH CENTRAL POINT EXHIBIT A (FIRE EASEMENT)

LOCATED WITHIN PART OF LOT 10, BLOCK 39, 10-ACRE PLAT 'A', BIG FIELD SURVEY,
195 WEST 2100 SOUTH, SALT LAKE CITY, UTAH 84109

N 88° 51' 11" W 158.11' BASIS OF BEARING MONUMENT TO MONUMENT
2100 SOUTH STREET
(PUBLIC STREET)



LEGEND:
 BOUNDARY LINE
 SECTION LINE
 CENTERLINE
 RIGHT-OF-WAY
 EASEMENT LINE
 ODD-LINE
 EVEN-LINE
 PROJECT LINE (ROAD)
 FISCHER LINE (CHANNEL)
 CONCERN
 OVERHEAD POWER LINE
 STREAM ORGAN LINE
 WATER LINE
 GAS LINE

SECTION CORNER:
 ANGLE
 LEAD FIELD
 BOUNDARY CORNER
 POWER POLE
 LIGHT POLE
 FIRE HYDRANT
 WATER METER
 COMMUNICATION BOX
 SYMBOL MARKER



Salt Lake City Office 410 (971) 411-2400
 231 West 500 South, Ste. 400 (971) 411-2400
 Salt Lake City, UT 84111
Ward Engineering Group
 10100 S. DEER CREEK BLVD. SUITE 300

REVISIONS			
NO.	DATE	BY	REVISION

2100 SOUTH CENTRAL POINT
EXHIBIT A (FIRE EASEMENT)
 LOCATED WITHIN PART OF LOT 10, BLOCK 39, 10-ACRE
 PLAT 'A', BIG FIELD SURVEY,
 195 WEST 2100 SOUTH, SALT LAKE CITY, UTAH 84109

M.E.T. DECK GLOTT ENTREPREISES	
