

RECORDED AT THE REQUEST OF,
AND WHEN RECORDED, MAIL TO:

Mathews Steel, LLC
1236 S. Highway 66
Morgan, UT 84050

14068069 B: 11398 P: 8575 Total Pages: 6
02/01/2023 03:20 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

APN: 16-30-379-044-0000
APN: 16-30-379-045-0000

(space above for Recorder's use only)

RIGHT OF WAY EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ARDEN LIMITED PARTNERSHIP**, a California limited partnership (“**Grantor**”), whose address is 1236 South Highway 66, Morgan, Utah 84050, hereby grants to **MATHEWS STEEL, LLC**, a Utah limited liability company, whose address is 1236 South Highway 66, Morgan, Utah 84050, and its successors and assigns (collectively, “**Grantee**”), a permanent easement for a right of way ten (10) feet in width and one hundred fifty (150) feet in length, as more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**Easement Area**”), for access, ingress, and egress by vehicles, pedestrians, and utilities on, over, or under the surface of the real property of Grantor in Salt Lake County, State of Utah, which is more particularly described on **Exhibit “B”** attached hereto and by this reference made a part hereof (the “**Servient Parcel**”), to and from the adjacent real property of Grantee in Salt Lake County, State of Utah, which is more particularly described on **Exhibit “C”** attached hereto and by this reference made a part hereof (the “**Benefitted Parcel**”):

This Right of Way Easement (i) is for the benefit of the Benefitted Parcel, (ii) shall burden the Servient Parcel, (iii) run with the land in perpetuity, and (iv) be forever binding on the Servient Parcel, and Grantor and Grantee, and their respective heirs, personal representatives, successors, and assigns.

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COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

IN WITNESS WHEREOF, GRANTOR has caused its name to be hereunder
subscribed as of FEBRUARY 1, 2023.

ARDEN LIMITED PARTNERSHIP,
a California limited partnership

By: 

Name: JEFF MATHEWS

Its: OWNER/MANAGER

“GRANTOR”

Acknowledgment

State of Utah)
§
County of DAVIS


On this 1 day of FEB., in the year 2023, before me, DAVID J. WRIGHT a notary
date month year notary public name

public, personally appeared JEFF MATTHEWS, proved on the basis of satisfactory
name of document signer

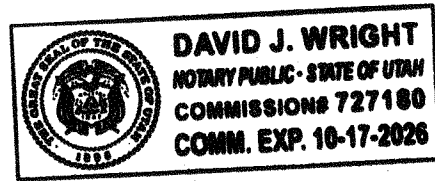
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.



(notary signature)



(seal)

EXHIBIT "A" TO RIGHT OF WAY EASEMENT

Legal Description of the Easement Area

Beginning at a point on the west right-of-way line of 300 East Street; said point being South 00°18'16" West, along said west right-of-way line, 419.10 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said west right-of-way line, 10.00 feet; thence North 89°41'44" West, 150.00 feet, thence North 00°18'16" East, 10.00 feet to a point on the south boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said south boundary line and projection thereof, 150.00 feet to the point of beginning.

Containing approximately one thousand five hundred square feet, 0.03 acres.

EXHIBIT "B" TO RIGHT OF WAY EASEMENT

Legal Description of the Servient Parcel

Real property located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the west right-of-way line of 300 East Street; said point being South 00°18'16" West, along said west right-of-way line, 419.10 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said west right-of-way line, 59.94 feet; thence North 89°41'44" West, 150.00 feet, thence North 00°18'16" East, 59.94 feet to a point on the south boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said south boundary line and projection thereof, 150.00 feet to the point of beginning.

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3424 South 300 East, South Salt Lake City, Utah

Containing approximately 0.21 acres.

EXHIBIT "C" TO RIGHT OF WAY EASEMENT

Legal Description of the Benefitted Parcel

Real property located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point which is South 00°18'16" West, along the west right-of-way line of 300 East Street, 419.10 feet and North 89°41'44" West, 150.00 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 183.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 59.94 feet; thence North 89°41'44" West, 105.00 feet to a point on the east boundary line of Hidden Oaks VI, Recorded Number 5974937; thence North 00°18'16" East, along said east boundary line, 59.94 feet to a point on the south boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said south boundary line, 105.00 feet to the point of beginning.

APN: 16-30-379-044-0000

3426 South 300 East, South Salt Lake City, Utah

Containing approximately 0.14 acres.