

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

14135514 B: 11435 P: 5150 Total Pages: 2  
08/01/2023 08:15 AM By: avice Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

**Public Utility Easement**  
(LIMITED LIABILITY COMPANY)  
Salt Lake County

Tax ID No. 33-04-326-002  
PIN No. 16382  
Project No. S-0154(97)10  
Parcel No. 0154:1133:PUE

Mountain Ridge Management, LLC, a Utah limited liability company, Grantor, 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 public utility easement upon part of an entire tract of property situate in the NE1/4 SW1/4 of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, Utah to facilitate the widening of existing SR-154 (Bangerter Highway), known as Project No. S-0154(97)10. 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 highway right of way and no-access line of said project and the easterly boundary line of said entire tract, which point is 993.19 feet N.89°51'00"W. along the section line and 111.70 feet S.00°01'21"W. from the center of said Section 4; and running thence S.00°01'21"W. 31.17 feet along the easterly boundary line of said entire tract to a point 125.65 feet perpendicularly distant southerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1018+88.29; thence N.74°12'18"W. 273.36 feet to the westerly boundary line of said entire tract at a point 100.70 feet perpendicularly distant southerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1016+16.07; thence N.00°01'51"E. 26.19 feet along said westerly boundary line to the existing southerly highway right of way and limited access line of said SR-154; thence S.79°27'01"E. 52.41 feet along said existing

southerly highway right of way and limited access line to the southerly highway right of way and no-access line of said project; thence S.74°12'18"E. 219.81 feet along said southerly highway right of way and no-access 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 8,071 square feet in area or 0.185 acre; of which 4,861 square feet, or 0.112 acre is now occupied by the existing perpetual utility easement. Balance is 3,210 square feet, or 0.073 acre.

(Note: Rotate above bearings 00°19'51" clockwise to equal Highway bearings)

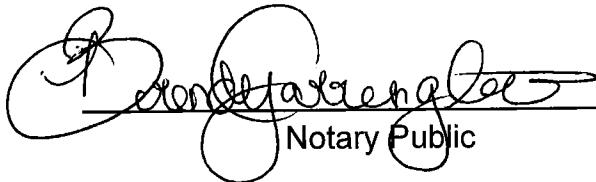
STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake

Mountain Ridge Management, LLC

By



On this 15 day of May, in the year 2023, before me personally appeared Jay Broadbent, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Managing Member of Mountain Ridge Management LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said Mountain Ridge Management, LLC, by Authority of its Articles of Org.

  
Notary Public

