

14156628 B: 11447 P: 128 Total Pages: 3
09/26/2023 01:14 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961

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

WITH A COPY TO:
Sandy City
10000 Centennial Parkway
Sandy, Utah 84070

Perpetual Easement (Limited Liability Company)

Salt Lake County

Tax ID No.	27-01-401-031
PIN No.	16921
Project No.	F-0209(47)12
Parcel No.	0209:107:EC

Sandy Tech Center One, LLC, a Utah Limited Liability Company, Grantor(s), hereby GRANTS AND CONVEYS to SANDY CITY, A UTAH MUNICIPAL CORPORATION, Grantee, at 10000 Centennial Parkway, Sandy, Utah 84070, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, in the NW1/4 SE1/4 of Section 1, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing, maintaining, repairing and access to a wall and appurtenant parts thereof to facilitate the construction of Monroe Street known as Project No. F-0209(47)12. This easement shall run with the Real Property and shall be binding upon the Grantor(s), successors, heirs and assigns. The boundaries of said easement upon a part of an entire tract of land are described as follows:

Beginning at a point which is 1370.90 feet N.89°59'19"W. (1371.33 feet by record) and 252.86 feet S.00°02'37"E. and 28.59 feet S.89°57'23"W. from the East Quarter Corner of said Section 1, said point is also 61.00 feet perpendicularly distant westerly from the Monroe Street Right of Way Control Line opposite engineer station 24+54.00; and running thence S.89°14'37"E 10.00 feet to a point 51.00 feet perpendicularly distant westerly from said control line opposite engineer station 24+54.00; thence S.00°45'23"W. 309.56 feet to a point 43.49 feet radially distant northwesterly from said control line opposite engineer station 21+32.00; thence S.19°28'12"W. 57.23 feet to a point 38.82 feet radially distant northwesterly from said control line opposite engineer station 20+63.50; thence N.69°47'48"W. 9.89 feet; thence N.19°31'43"E. 54.98 feet; thence N.00°45'23"E. 308.42 feet 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 parcel of land contains 3,642 square feet in area or 0.084 acres, more or less.

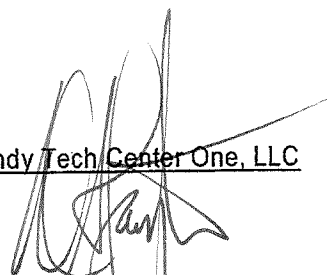
(Note: Rotate all bearings in the above description 00°12'57" clockwise to obtain highway bearings.)

Continued on Page 2
LIMITED LIABILITY RW-09LL (11-01-03)

PIN No. 16921
Project No. F-0209(47)12
Parcel No. 0209:107:EC

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Sandy Tech Center One, LLC

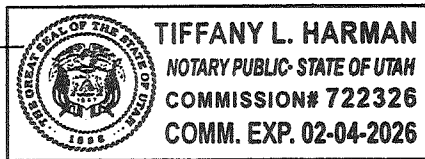


Signature

David S. Layton, Manager
Print Name and Title

On this 18 day of September, in the year 2023, before me personally appeared David S. Layton, 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 Manager of Sandy Tech Center One, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Sandy Tech Center One, LLC, a Utah Limited Liability Company by Authority of its Operating Agreement.

Tiffany L. Harman
Notary Public



Revised by: (RLH) Meridian Engineering, Inc.
Revised by: (TJB) Meridian Engineering, Inc.
Prepared by: (RLH) Meridian Engineering, Inc.

10/21/2022
11/22/2022
02F - 10/22/2019

LIMITED LIABILITY RW-09LL (11-01-03)

June 14, 2023

Subject: Special Warrant Deed and Perpetual Easement

Salt Lake County Recorder

This letter is to confirm that Sandy City is aware of, and accepts, the dedication in the attached Special Warranty Deed and Perpetual Easements from Sandy Tech Center One, LLC, a Utah limited liability company.

Please Contact me if you have any questions

BY:  _____

Ryan Kump, P.E.

City Engineer

8775 South 700 West

Sandy, Utah 84070

(801) 568-2962