

COURTESY RECORDING

No assurances are given by the company either
EXPRESS or IMPLIED for accuracy or content

After recording, return to:
118TH STUDIO BUSINESS PARK, LLC
14034 South 145 East, Ste. 204
Draper, UT 84020

14213097 B: 11476 P: 3059 Total Pages: 4
03/07/2024 12:02 PM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN STSALT LAKE CITY, UT 841111919

A.P.N.(s): 26-25-201-013 (portion)

PUBLIC UTILITY EASEMENT

118TH STUDIO BUSINESS PARK, LLC, a Utah limited liability company (the “GRANTOR”) for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all Public Utilities (the “GRANTEES”), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27, a perpetual Public Utility Easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (the “FACILITIES”) as GRANTEES may require upon, over, under and across a parcel of GRANTOR’s land situated in Salt Lake County, State of Utah, as more particularly described on Exhibit “A” attached hereto and by this reference made a part hereof.

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above-described property with such equipment as is necessary to complete all activities in connection with the purposes for which this easement has been granted. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better.

GRANTOR reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all City, State and Federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

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 GRANTOR has executed this Public Utility Easement this 6th day of March, 2024.

GRANTOR:

118TH STUDIO BUSINESS PARK, LLC,
a Utah limited liability company

By: SUNRISE 3 MANAGERS, LLC,
a Utah limited liability company,
its Manager

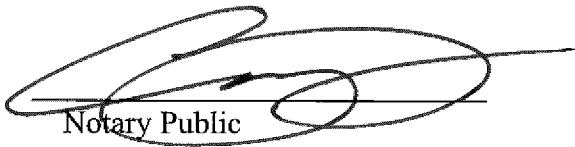
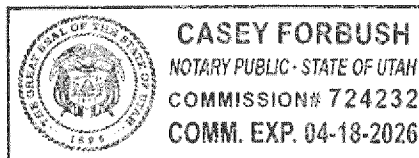


By: _____
Name: Nate Shipp
Title: Manager

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

The foregoing instrument was acknowledged before me this 6th day of March, 2024, by Nate Shipp, the Manager of SUNRISE 3 MANAGERS, LLC, a Utah limited liability company, the Manager of 118TH STUDIO BUSINESS PARK, LLC, a Utah limited liability company, on behalf of said limited liability company.

WITNESS my hand and official seal.


Notary Public

(Seal)

Exhibit "A"

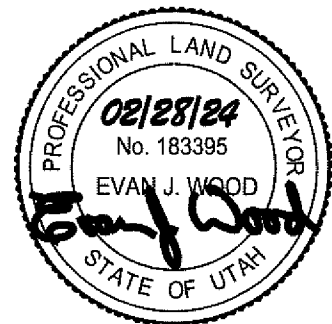
**LEGAL DESCRIPTIONS
PREPARED FOR
DAI
HERRIMAN CITY, UTAH
February 28, 2024
21-0042**

PUBLIC UTILITY EASEMENT 1

Located in the Northeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follow:

Beginning at a point located S89°39'15"E 962.48 feet along the Section line and S0°20'45"W 310.91 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base & Meridian; thence S43°33'20"E 17.02 feet; thence East 141.99 feet; thence North 40.50 feet; thence East 10.00 feet; thence South 215.76 feet; thence S89°40'34"E 119.70 feet; thence S00°19'26"W 10.00 feet; thence N89°40'34"W 125.62 feet; thence S55°52'25"W 121.83 feet; thence S36°58'51"E 307.44 feet; thence S53°01'09"W 10.00 feet; thence N36°58'51"W 554.10 feet; thence N53°01'33"E 10.00 feet; thence S36°58'51"E 236.64 feet; thence N55°52'25"E 124.25 feet; thence North 165.87 feet; thence West 146.28 feet; thence N43°33'20"W 22.47 feet; thence N53°01'33"E 10.07 feet to the point of beginning.

Contains: 0.27 acres±



24
25

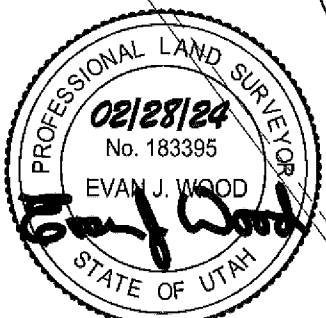
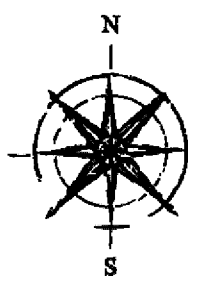
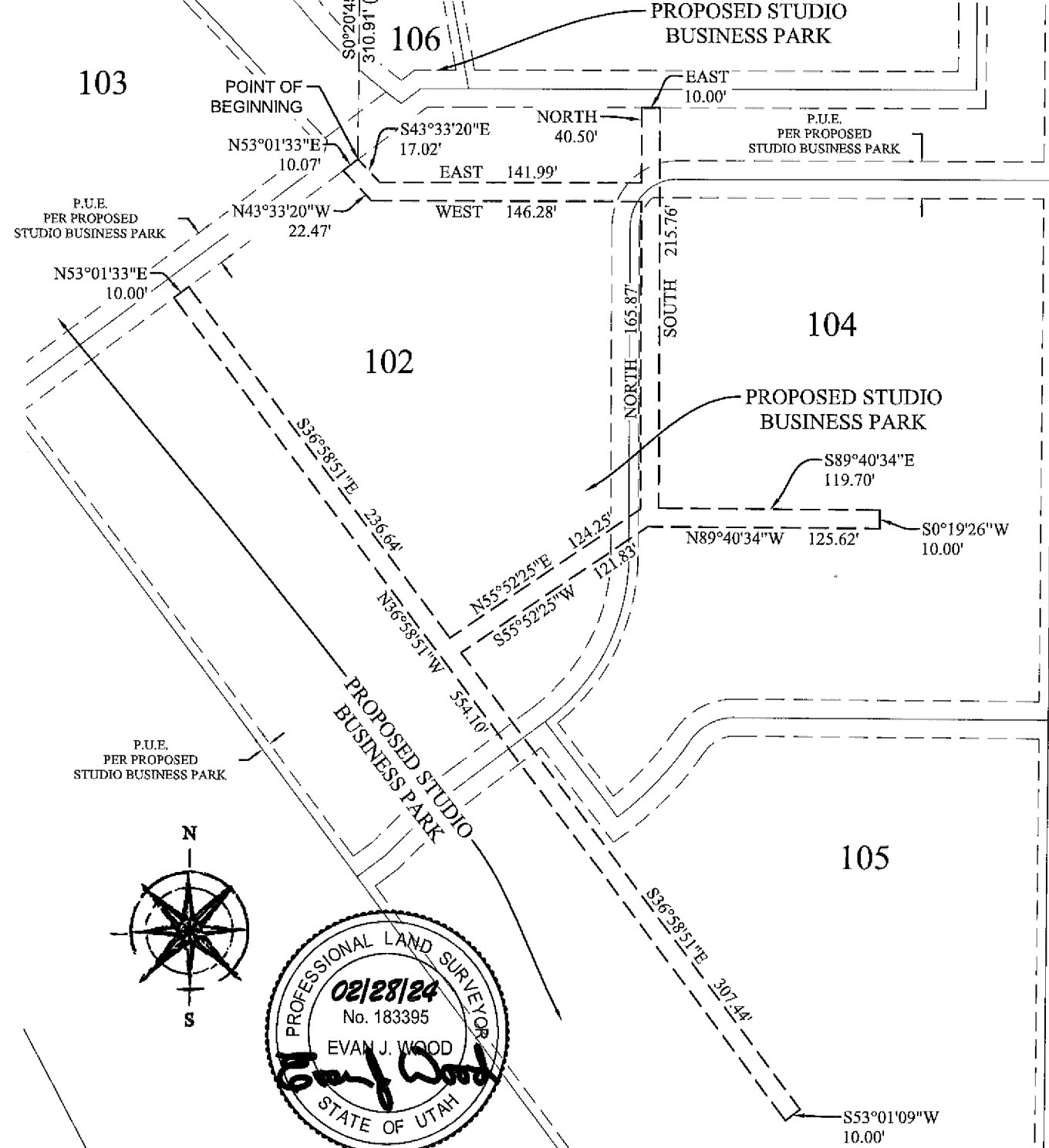
ALONG SECTION LINE 962.48' (TIE)

BASIS OF BEARING: S89°39'15"E 2,677.92'
(ARP: S89°55'17"E 2,677.83')

24 19
25 30

NORTH 1/4 CORNER OF SECTION 25, T3S, R2W, SLB&M

NORTHEAST 1/4 CORNER OF SECTION 25, T3S, R2W, SLB&M



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FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PUBLIC UTILITY EASEMENT 1
NE1/4 OF S25, T3S, R2W, SLB&M
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

Date Created:	2/28/2024
Scale:	N/A
Drawn:	ARS
Job:	21-0042
Sheet:	

1 OF 2