

14290329 B: 11519 P: 2757 Total Pages: 5  
09/19/2024 02:30 PM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To NOVVA SLC COMMON, LLC  
6477 WELLS PARK ROADWEST JORDAN, UT 84081



WHEN RECORDED, PLEASE RETURN TO:

NOVVA SLC Common, LLC  
6477 Wells Park Road  
West Jordan, Utah 84081

Portion of APN: 26-10-276-005

---

## PUBLIC UTILITY EASEMENT

NOVVA SLC Common, LLC, a Delaware limited liability company, formerly known as VAST SLC Campus, LLC, a Delaware limited liability company (the "Owner"), owns that certain strip of land described and depicted in Exhibits "A" and "B", attached hereto and by this reference incorporated herein (the "Property"), and the Owner does hereby grant and convey a Public Utility Easement pursuant to § 54-3-27, Utah Code Annotated ("UCA"), over, under, across and through the Property, to all public utility companies (the "Utility Companies"), as defined in § 54-2-1, UCA, with the right to install, maintain, operate, repair, remove, replace, or relocate the Utility Companies' public utility facilities; provided, however, that the Owner reserves unto itself the right to occupy, use, and cultivate the Property, and the right to grant unto others the right to occupy, use, and cultivate the Property, for all purposes not inconsistent with the rights herein granted.

The Utility Companies shall comply with all City, State, and Federal laws and regulations, and shall obtain all necessary permits, pay all applicable fees, and post any bonds required prior to working in the Public Utility Easement.

The rights, conditions, and provisions of this Public Utility 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, Grantor has executed this instrument as of this 14 day of March, 2024.

GRANTOR:

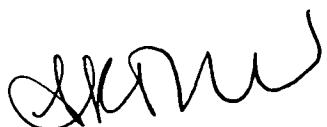
**NOVVA SLC Common, LLC**,  
a Delaware limited liability company  
*formerly known as:*  
**VAST SLC Campus, LLC**,  
a Delaware limited liability company

By:   
Cory Argyle, Manager

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

The foregoing instrument was acknowledged before me this 14 day of March 2024, by Weston W. Swenson as Manager of **NOVVA SLC Common, LLC**, a Delaware limited liability company, formerly known as **VAST SLC Campus, LLC**, a Delaware limited liability company.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 12/23/2025

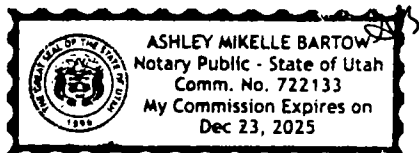


Exhibit "A"

**6600 West Street PUE**

Beginning at a point on the northerly right-of-way 9800 South Street, said point being South 89°33'12" East 1,359.69 feet along the quarter section line from the Center of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, in West Jordan City, Salt Lake County, State of Utah, said Center of Section being South 01°06'59" West 2,676.58 feet from the North Quarter Corner of said Section 10;

thence North 01°05'18" East 136.68 feet;

thence Northwesterly 103.91 feet along the arc of a 775.00 foot radius curve to the left (center bears North 88°54'42" West and the chord bears North 02°45'09" West 103.83 feet with a central angle of 07°40'54");

thence North 06°35'36" West 133.88 feet;

thence North 01°02'47" East 117.07 feet;

thence Southeasterly 84.13 feet along the arc of a 635.00 foot radius curve to the left (center bears South 89°00'10" East and the chord bears South 02°47'53" East 84.06 feet with a central angle of 07°35'26");

thence South 06°35'36" East 166.04 feet;

thence Southeasterly 105.25 feet along the arc of a 785.00 foot radius curve to the right (center bears South 83°24'24" West and the chord bears South 02°45'09" East 105.17 feet with a central angle of 07°40'54");

thence South 01°05'18" West 136.57 feet to the section line;

thence North 89°33'12" West 10.00 feet along the section line to the point of beginning.

Contains 4,163 Square Feet or 0.096 Acres, more or less.

Exhibit "B"

LOT 405  
 1117 404  
 74' 40"

M.H. JONES FAMILY, LLC  
 26-10-100-006

WELLS PARK ROAD

VAST, LLC COMPASS, LLC  
 VAST 4 WEST JORDAN, LLC  
 SUBDIVISION  
 BK 26-10-326-008

6600 WEST STREET

M.H. JONES FAMILY, LLC  
 26-10-100-006

LOT 1

NEW 6600 WEST STREET PUE

9800 SOUTH STREET

111 COMMENCEMENT OF INTER SUBDIVISION  
 BK 26-10-326-008 PG 178

PARCEL A  
 VISTA 4 WEST JORDAN, LLC  
 26-10-326-008

LOT 1  
 VISTA 4 WEST JORDAN, LLC  
 26-10-400-004

PROJECT # DATE  
 10404A 10/20/22  
**1 OF 1**  
 FILE  
 SIDEASE-VAST PUE

**JONES LANDING**  
 6600 WEST 9800 SOUTH  
 WEST JORDAN, UTAH  
 6600 WEST PUE EXHIBIT

FOR  
 THE BOYER COMPANY  
 101 SOUTH 200 EAST SUITE 200  
 SALT LAKE CITY, UTAH 84111  
 PHONE: 801.592.2495

45 W. 10000 S. Ste 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 www.ensigneng.com

