

14306552 B: 11528 P: 6626 Total Pages: 3
10/29/2024 12:15 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: EAGLE GATE TITLE INSURANCE AGENCY, INC.
59 W UNIVERSITY PKWY OREM, UT 84058

When Recorded, Mail to
Arcadia SP, Inc.
PO Box 710
Draper UT 84020

Space Above for Recording
Only

PUBLIC UTILITY EASEMENT

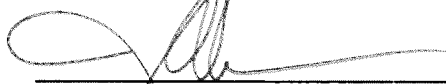
Arcadia SP, Inc., hereby grant, convey, and establish a 15 Foot Wide non-exclusive Public Utility Easement for the instillation, inspection and maintenance of sewer and storm lines as provided as Utah Code Section 54-3-27 (the "PUE Statute").

A 15 foot wide easement over, across and through a tract of land located in the Southwest Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, West Valley City, Salt Lake County, Utah, being more particularly described as follows:

BEGINNING at a point on the westerly right-of-way line of 6000 West Street, located 33.76 feet South 89°50'20" West along the Section line and 318.06 feet North from the South Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing being South 89°50'20" West 2659.42 feet between the South Quarter Corner and Southwest Corner of said Section 2), and running thence North 87°16'50" West 1048.98 feet to a point of curvature with a 7580.00 foot radius to the left; thence westerly 970.33 feet along the arc of said curve through a central angle of 07°20'04" (chord bears South 89°03'08" West 969.67 feet); thence North 04°36'55" West 15.00 feet to the southerly line of a 50.00 foot wide Denver & Rio Grande Railroad right-of-way as disclosed in that certain Quit Claim Deed recorded as Entry No. 1140871 in Book 467 at Page 382, being on a point on a 7595.00 foot radius non-tangent curve to the right; thence along said southerly line easterly 972.25 feet along the arc of said curve through a central angle of 07°20'04" (chord bears North 89°03'08" East 971.58 feet); thence along said railroad right-of-way South 87°16'50" East 1048.24 feet to the westerly right-of-way line of 6000 West Street; thence along said right-of-way South 00°07'11" East 15.02 feet to the POINT OF BEGINNING.

TAX ID# PART OF 20-02-300-036-000

ARCADIA SP, INC.



BY: JOHN WALKER

ITS: MANAGER

STATE OF UTAH)

:SS

COUNTY OF SALT LAKE)

On this 29 day of October, 2024, personally appeared John Walker, Manager of Arcadia SP, Inc., whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is the Manager of Arcadia SP, Inc. and said document was signed by him on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Corporation executed the same.

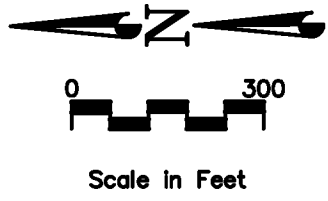
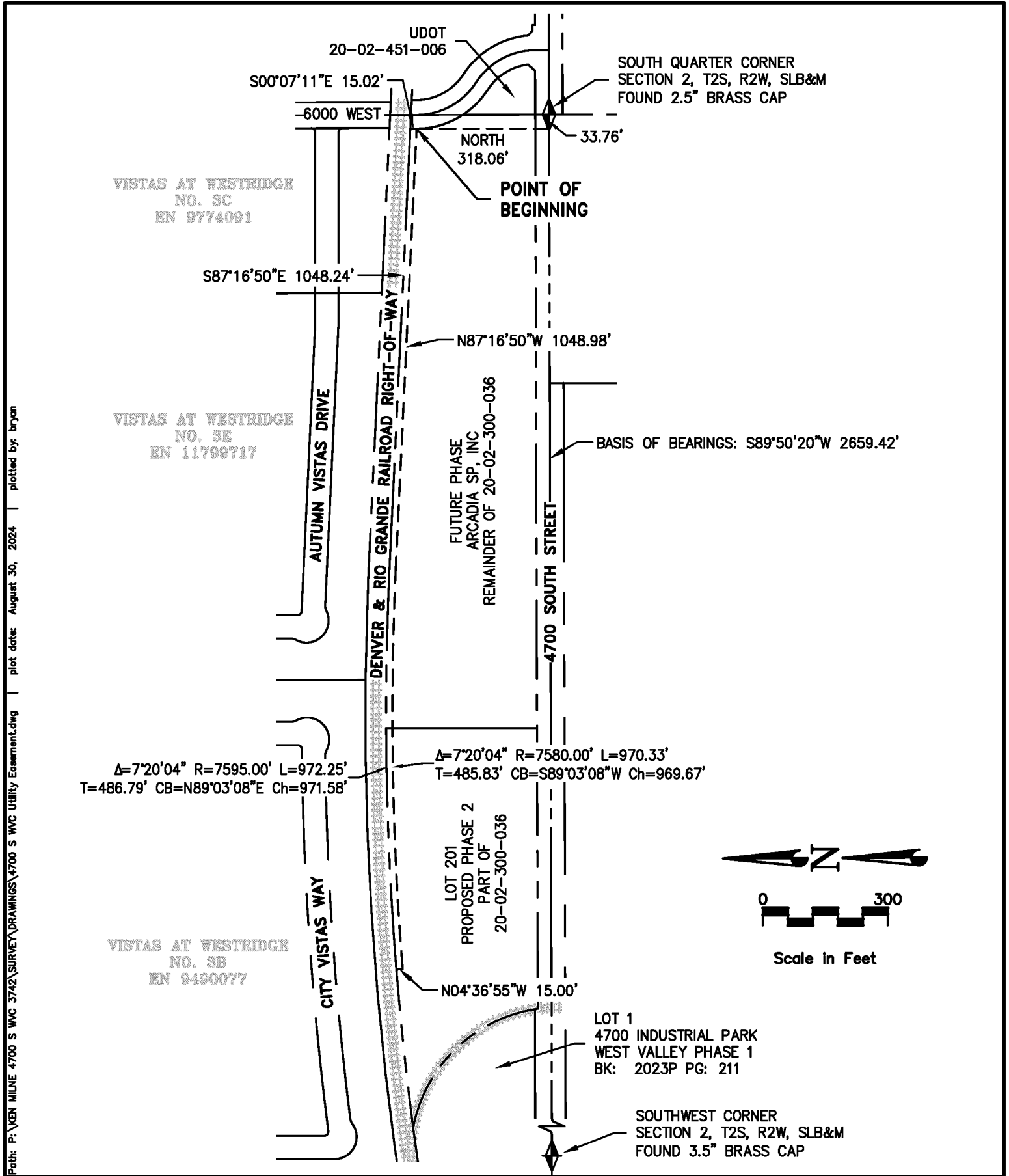
Witness my hand and official seal.



Notary Public



Path: P:\KEN MILNE 4700 S WVC 3742\SURVEY\DRAWINGS\4700 S WVC Utility Easement.dwg | plot date: August 30, 2024 | plotted by: bryan



$\Delta=7^{\circ}20'04''$ $R=7595.00'$ $L=972.25'$
 $T=486.79'$ $CB=N89^{\circ}03'08''E$ $Ch=971.58'$

$\Delta=7^{\circ}20'04''$ $R=7580.00'$ $L=970.33'$
 $T=485.83'$ $CB=S89^{\circ}03'08''W$ $Ch=969.67'$

VISTAS AT WESTRIDGE
NO. SC
EN 9774091

VISTAS AT WESTRIDGE
NO. SE
EN 11799717

VISTAS AT WESTRIDGE
NO. SB
EN 9490077



15.00' WIDE UTILITY EASEMENT EXHIBIT
4700 SOUTH - WEST VALLEY CITY

WEST VALLEY CITY, SALT LAKE COUNTY, UTAH
IN THE SW 1/4 SECTION 2, T2S, R2W, SLB&M

PROJECT NO.	3742
SHEET NO.	1
FILE NAME:	SCALE:
UTIL EASE	1"=300'