

WHEN RECORDED, MAIL TO:
Bluffdale City
2222 West 14400 South
Bluffdale, Utah 84065-5248

14351160 B: 11552 P: 6713 Total Pages: 2
02/25/2025 04:02 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

Easement

(LIMITED LIABILITY COMPANY)

Salt Lake County Project No.14600 South

Big Rock Properties, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby GRANTS AND CONVEYS to Bluffdale City, at 2222 West 14400 South, Bluffdale, Utah 84065-5248, Grantee, 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 temporary construction easement to facilitate the construction of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the NE1/4SE1/4 of Section 11, T. 4S., R. 1W., SLB&M. The boundaries of said parcel of land are described as follows

Beginning at a point on the easterly line of said entire tract, which point lies 426.44 feet North $89^{\circ}52'26''$ East along the Quarter Section line and 32.99 feet South $00^{\circ}07'34''$ East from the Center Quarter corner of said Section 11, and running thence along said easterly line of said entire tract South $00^{\circ}21'08''$ West 24.67 feet; thence South $88^{\circ} 25' 53''$ West 45.32 feet; thence North $01^{\circ} 36' 48''$ West 15.36 feet; thence South $88^{\circ} 25' 53''$ West 19.42 feet; thence North $89^{\circ} 44' 08''$ West 82.05 feet; thence South $70^{\circ} 55' 44''$ West 105.89 feet to a point of curve of a 299.50 foot radius non-tangent curve to the right; thence southwesterly 171.54 feet along the arc of said curve through a central angle of $32^{\circ}49'01''$ (Chord bears South $28^{\circ}08'38''$ West 169.21 feet) to a point of curve of a 200.50 foot radius reverse curve to the left; thence southerly 151.75 feet along the arc of said curve through a central angle of $43^{\circ}21'54''$, (Chord bears South $22^{\circ}52'12''$ West 148.15 feet); thence South $01^{\circ}11'15''$ West 10.00 feet; thence North $88^{\circ}48'45''$ West 9.45 feet to the easterly right of way line of 1000 West Street; thence along said easterly line North $01^{\circ}12'46''$ East 25.42 feet to a point of curve of a 210.50 foot radius non-tangent curve to the right; thence northeasterly 143.89 feet along the arc of said curve through a central angle of $39^{\circ}09'54''$ (Chord bears North $24^{\circ}58'11''$ East 141.10 feet) to a point of curve of a 289.50 foot radius

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reverse curve to the left; thence northeasterly 170.72 feet along the arc of said curve through a central angle of 33°47'16", (Chord bears North 27°39'31" East 168.26 feet)

to a point of curve of a 582.36 radius non-tangent reverse curve to the right; thence northeasterly 115.46 feet along the arc of said curve through a central angle of 11°21'33" (Chord bears North 70°52'47" East 115.27 feet); thence South 89°44'08" East 81.94 feet; thence North 88°25'53" East 37.54 feet; thence North 89° 52' 26" East 27.89 feet to the Point of Beginning.

The above described temporary construction easement contains 6,779 square feet or 0.156 acre, more or less.

This description is based upon the NAD83 Utah State Plane Central Zone Grid coordinate system as established for this project. To convert to ground coordinates, apply a scale factor of 1.0002471274 about the base point being the Center Quarter corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, having horizontal coordinates of N 1,523,600.07 and E 7,346,072.89.

IN WITNESS WHEREOF, said Kimball T. Anderson has caused this instrument to be executed by its proper officers thereunto duly authorized, this 13 day of January, A.D. 20 25.

STATE OF UTAH)

Big Rock Properties, LLC

Limited Liability Company

By Kimball T. Anderson
Manager

) ss.

COUNTY OF SALT LAKE)

On the date first above written personally appeared before me, Kimball T. Anderson, who, being by me duly sworn, says that he is the Manager of Big Rock Properties, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Kimball T. Anderson acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

