


14424414 B: 11594 P: 1688 Total Pages: 4
08/19/2025 10:05 AM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COLTON CHRONISTER
1260 E STRINGHAM AVE SUITE 350 SALT LAKE CITY, UT 84106



After Recording Return To:

(Space above for recorders use only)

PUBLIC UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Tri Pointe Homes Holdings, Inc., a Delaware corporation ("Grantor") hereby grants, conveys, sells, and sets over unto **Aspire at Holladay Hills Association Inc.** ("Grantee"), its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of utility lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

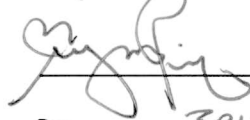
SEE EXHIBIT "A" ATTACHED HERETO

Parcel No. 22-10-151-025-0000

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement

Witness, the hand of said Grantor, this 16th day of July, 2025.

Tri Pointe Homes Holdings, Inc., a Delaware Corporation



By: BRYON PRINCE

Its: VICE PRESIDENT of LAND

STATE OF UTAH)

COUNTY OF SALT LAKE)

On 16th of July, 2025, before me, a notary public, personally appeared
Bryon Prince, proved on the basis of satisfactory evidence to be the person
whose name is subscribed to this document, and acknowledged that he/she executed the same for its
stated purpose on behalf of Tri Pointe Homes Holdings, Inc., a Delaware corporation.



(notary signature)

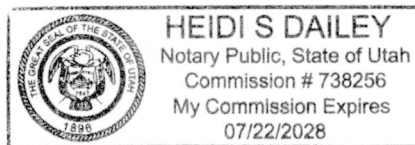


EXHIBIT "A"

HOLLADAY HILLS BLOCK G – ROCKY MOUNTAIN POWER EASEMENT 1:

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°03'51"W 620.82 FEET AND N90°00'00"W 114.32 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 10 AND RUNNING THENCE S87°39'28"E 281.17 FEET; THENCE S07°21'40"W 5.02 FEET; THENCE N87°39'28"W 50.69 FEET; THENCE N82°38'12"W 2.00 FEET; THENCE S07°21'48"W 0.18 FEET; THENCE N87°39'28"W 228.03 FEET; THENCE N02°20'32"E 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,405 SQUARE FEET IN AREA

AFFECTS LOT 39, LOT 40, PARCEL B, LOT 57 AND LOT 12

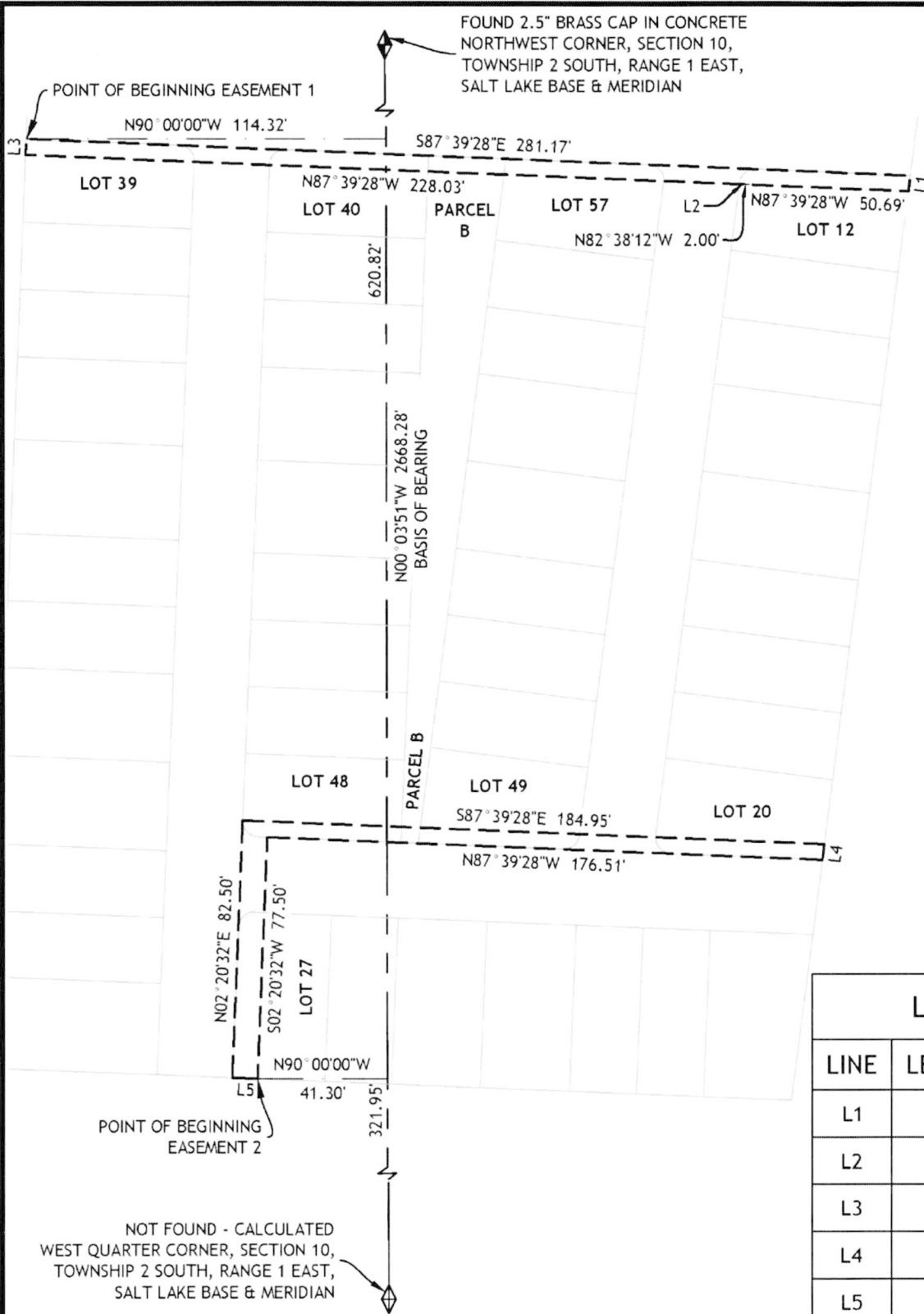
HOLLADAY HILLS BLOCK G – ROCKY MOUNTAIN POWER EASEMENT 2:

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°03'51"W 321.95 FEET AND N90°00'00"W 41.30 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 10 AND RUNNING THENCE N87°39'28"W 8.00 FEET; THENCE N02°20'32"E 82.50 FEET; THENCE S87°39'28"E 184.95 FEET; THENCE S07°21'40"W 5.02 FEET; THENCE N87°39'28"W 176.51 FEET; THENCE S02°20'32"W 77.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,544 SQUARE FEET IN AREA

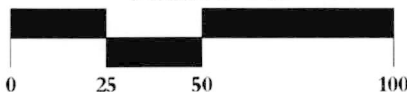
AFFECTS LOT 27, LOT 48, PARCEL B, LOT 49 AND LOT 20



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.02	S07°21'40"W
L2	0.18	S07°21'48"W
L3	5.00	N02°20'32"E
L4	5.02	S07°21'40"W
L5	8.00	N87°39'28"W



SCALE: 1" = 50'



HOLLADAY HILLS BLOCK G ROCKY MOUNTAIN POWER EASEMENT

DATE:

JULY 2025

FIGURE:

EXHIBIT