

*When Filed please mail to:*  
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### **Declaration of Non-exclusive Public Utility Easement**

Utah Youth Village, d.b.a. Meadowbrook Ranch Estates hereby creates and declares a non-exclusive public utility easement in favor of public utility service providers which encumbers Lot #12 of the Meadowbrook Subdivision as filed in the Tooele County Recorder's Office.

BEGINNING AT A POINT NORTH 89°43'24" EAST 410.92 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF MEADOWBROOK DRIVE FROM THE NORTHWEST CORNER OF LOT 12 OF THE MEADOWBROOK SUBDIVISION, RECORDED IN ENTRY NO. 453063 IN BOOK 19 AT PAGE 79 IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE RUNNING NORTH 89°43'24" EAST 13.01 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE ALONG A NON-TANGENT 40.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 23.29 FEET THROUGH A CENTRAL ANGLE OF 33°22'01" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 16°57'37" EAST A DISTANCE OF 22.97 FEET); THENCE SOUTH 0°16'36" EAST 4.77 FEET TO A POINT OF TANGENCY WITH 174.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 156.13 FEET THROUGH A CENTRAL ANGLE OF 51°24'41" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 25°58'57" EAST A DISTANCE OF 150.94 FEET); THENCE SOUTH 51°41'17" EAST 546.88 FEET TO A POINT OF TANGENCY WITH A 212.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 142.86 FEET THROUGH A CENTRAL ANGLE OF 38°36'39" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 70°59'36" EAST A DISTANCE OF 140.18 FEET); THENCE NORTH 89°42'04" EAST 260.02 FEET TO A POINT OF TANGENCY WITH A 28.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 29.71 FEET THROUGH A CENTRAL ANGLE OF 60°48'13" (NOTE: CHORD TO SAID CURVE BEARS

SOUTH 59°53'49" EAST A DISTANCE OF 28.34 FEET) TO A POINT OF REVERSE CURVATURE WITH A 54.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 284.26 FEET THROUGH A CENTRAL ANGLE OF 301°36'26" (NOTE: CHORD TO SAID CURVE BEARS NORTH 0°17'56" WEST A DISTANCE OF 52.68 FEET) TO A POINT OF REVERSE CURVATURE WITH A 28.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 29.71 FEET THROUGH A CENTRAL ANGLE OF 60°48'13" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 59°17'58" WEST A DISTANCE OF 28.34 FEET); THENCE SOUTH 89°42'04" WEST 260.02 FEET TO A POINT OF TANGENCY WITH A 188.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 126.69 FEET THROUGH A CENTRAL ANGLE OF 38°36'39" (NOTE: CHORD TO SAID CURVE BEARS NORTH 70°59'36" WEST A DISTANCE OF 124.31 FEET); THENCE NORTH 51°41'17" WEST 546.88 FEET TO A POINT OF TANGENCY WITH A 150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 134.59 FEET THROUGH A CENTRAL ANGLE OF 51°24'41" (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°58'57" WEST A DISTANCE OF 130.12 FEET); THENCE NORTH 0°16'36" WEST 4.77 FEET TO A POINT OF TANGENCY WITH A 40.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 23.39 FEET THROUGH A CENTRAL ANGLE OF 33°22'01" (NOTE: CHORD TO SAID CURVE BEARS NORTH 16°24'25" EAST A DISTANCE OF 22.97 FEET); TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID MEADOWBROOK DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°43'24" EAST 13.01 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE ALONG A NON-TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 24.70 FEET THROUGH A CENTRAL ANGLE OF 47°10'00" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 23°18'24" WEST A DISTANCE OF 24.00 FEET); THENCE SOUTH 0°16'36" EAST 4.77 FEET TO A POINT OF TANGENCY WITH A 140.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 125.62 FEET THROUGH A CENTRAL ANGLE OF 51°24'41" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 25°58'57" EAST A DISTANCE OF 121.45 FEET); THENCE SOUTH 51°41'17" EAST 546.88 FEET TO A POINT OF TANGENCY

WITH A 178.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 119.95 FEET THROUGH A CENTRAL ANGLE OF 38°36'39" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 70°59'36" EAST A DISTANCE OF 117.69 FEET); THENCE NORTH 89°42'04" EAST 260.02 FEET TO A POINT OF TANGENCY WITH A 18.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 19.10 FEET THROUGH A CENTRAL ANGLE OF 60°48'13" (NOTE: CHORD TO SAID CURVE BEARS NORTH 59°17'58" EAST A DISTANCE OF 18.22 FEET) TO A POINT OF REVERSE CURVATURE WITH A 64.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 336.90 FEET THROUGH A CENTRAL ANGLE OF 301°36'26" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 0°17'56" EAST A DISTANCE OF 62.44 FEET TO A POINT OF REVERSE CURVATURE WITH A 18.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 19.10 FEET THROUGH A CENTRAL ANGLE OF 60°48'13" (NOTE: CHORD TO SAID CURVE BEARS NORTH 59°53'49" WEST A DISTANCE OF 18.22 FEET); THENCE SOUTH 89°42'04" WEST 260.02 FEET TO A POINT OF TANGENCY WITH A 222.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 149.60 FEET THROUGH A CENTRAL ANGLE OF 38°36'39" (NOTE: CHORD TO SAID CURVE BEARS NORTH 70°59'36" WEST A DISTANCE OF 146.79 FEET); THENCE NORTH 51°41'17" WEST 546.88 FEET TO A POINT OF TANGENCY WITH A 184.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 165.10 FEET THROUGH A CENTRAL ANGLE OF 51°24'41" (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°58'57" WEST A DISTANCE OF 159.62 FEET); THENCE NORTH 0°16'36" WEST 4.77 FEET TO A POINT OF TANGENCY WITH A 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.70 FEET THROUGH A CENTRAL ANGLE OF 47°10'00" (NOTE: CHORD TO SAID CURVE BEARS NORTH 23°51'36" WEST A DISTANCE OF 24.00 FEET) TO THE SOUTH RIGHT OF WAY LINE OF MEADOWBROOK DRIVE BEING THE POINT OF BEGINNING.

CONTAINS: 25,907 SQUARE FEET OR 0.59 ACRE.

A map of said easement is attached hereto.

Dated the 13th day of June, 2018.



Eric W. Bjorklund, President

Utah Youth Village d.b.a. Meadowbrook Ranch Estates

NOTARY

Be it known that on this 13<sup>th</sup> day of June, 2018, Eric W. Bjorklund, as President of Utah Youth Village signed this document in front of me.

  
Notary Public

