

Ivory Homes/Development
978 Woodoak Lane
Salt Lake City, UT 84117

Entry #: 488200
06/14/2019 01:41 PM EASEMENT
Page: 1 of 6
FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY
, Tooele County, Utah Recorder

DECLARATION OF PUBLIC UTILITY EASEMENT

Affecting Tax Id Nos. 05-036-0-0065, 05-036-0-0068, and 05-036-0-0075

Ivory Land Corporation, "Declarant", hereby creates and declares a non-exclusive public utility easement in favor of public utility service providers over, under, and across the 10.00 feet of property immediately adjacent to the Southwesterly boundary line of Village Boulevard, Tooele County Utah. Said public utility easement being across property owned by said Declarant and depicted in Exhibit "A" and more specifically described herein.

See attachment for easement legal descriptions.

Dated this 14 day or June, 2019.

Ivory Land Corporation

[Signature]
By: Kevin Anglessey
Its: Secretary

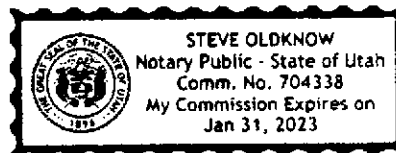
STATE OF UTAH
COUNTY OF Salt Lake

{ SS.
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On the 14 day of JUNE 2019
personally appeared before me
Kevin Anglessey as Secretary
Of Ivory Land Corporation
the signer of the within instrument who duly acknowledged
to me that they executed the same by authority and in behalf of
said corporation

My Commission Expires:
31 JAN. 2023

[Signature]
Notary Public



VILLAGE BOULEVARD PUBLIC UTILITY EASEMENT SECTION 1

BEGINNING AT A POINT THAT IS S00°13'40"E 299.25 FEET ALONG THE SECTION LINE AND N90°00'00"E 1980.33 FEET FROM A 1983 BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING AT THE INTERSECTION OF THE UDOT SR 138 RIGHT-OF-WAY AND THE SOUTHWESTERLY RIGHT-OF WAY OF VILLAGE BOULEVARD AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY OF VILLAGE BOULEVARD THE FOLLOWING TWO COURSES: 1) A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 62.84 FEET, A CHORD DIRECTION OF S75°11'57"E AND A CHORD DISTANCE OF 56.57 FEET; 2) THENCE S30°12'13"E 312.86 FEET TO A POINT ALONG THE NORTHERLY BOUNDARY OF THE SAGEWOOD VILLAGE PHASE 1 SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET, A DISTANCE OF 11.00 FEET, A CHORD DIRECTION OF S14°47'47"W AND A CHORD DISTANCE OF 9.90 FEET; 2) THENCE S59°47'47"W 3.00 FEET; THENCE N30°12'13"W 319.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 47.13 FEET, A CHORD DIRECTION OF N75°11'57"W AND A CHORD DISTANCE OF 42.43 FEET; THENCE N30°12'10"W 10.00 FEET TO THE POINT OF BEGINNING

CONTAINS 3,738 SQUARE FEET

VILLAGE BOULEVARD PUBLIC UTILITY EASEMENT SECTION 2

BEGINNING AT A POINT THAT IS S00°13'40"E 1201.73 FEET ALONG THE SECTION LINE AND N90°00'00"E 2541.07 FEET FROM A 1983 BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING ON THE SOUTHERN BOUNDARY LINE OF SAGEWOOD VILLAGE PHASE 1 SUBDIVISION AND RUNNING THENCE ALONG SAID SOUTHERLY BOUNDARY N56°38'05"E 10.00 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY OF THE VILLAGE BOULEVARD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1836.50 FEET, A DISTANCE OF 740.39 FEET, A CHORD DIRECTION OF S44°54'54"E AND A CHORD DISTANCE OF 735.39 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 18.41 FEET, A CHORD DIRECTION OF S21°18'34"E AND A CHORD DISTANCE OF 17.27 FEET; THENCE ALONG NON-TANGENT A CURVE TO THE RIGHT, HAVING A RADIUS OF 1846.50 FEET, A DISTANCE OF 758.55 FEET, A CHORD DIRECTION OF N45°08'02"W AND A CHORD DISTANCE OF 753.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,527 SQUARE FEET

VILLAGE BOULEVARD PUBLIC UTILITY EASEMENT SECTION 3

BEGINNING AT A POINT THAT IS $S00^{\circ}13'40''E$ 1765.82 FEET ALONG THE SECTION LINE AND $N90^{\circ}00'00''E$ 3124.77 FEET FROM A 1983 BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 18.41 FEET, A CHORD DIRECTION OF $N85^{\circ}35'43''E$ AND A CHORD DISTANCE OF 17.27 FEET TO A POINT ALONG THE SOUTHERLY BOUNDARY LINE OF THE VILLAGE BOULEVARD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1836.50 FEET, A DISTANCE OF 72.76 FEET, A CHORD DIRECTION OF $S60^{\circ}23'05''E$ AND A CHORD DISTANCE OF 72.75 FEET; THENCE $S28^{\circ}28'49''W$ 10.00 FEET THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1846.50 FEET, A DISTANCE OF 87.28 FEET, A CHORD DIRECTION OF $N60^{\circ}09'56''W$ AND A CHORD DISTANCE OF 87.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 832 SQUARE FEET

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FOUND 1983 BRASS CAP
NORTHWEST CORNER SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

299.25'

BASIS OF BEARING

500°13'40"E 2647.77'

SECTION 1 PUBLIC
UTILITY EASEMENT POB

SR 138

N90°00'00"E
1980.33'

C2
C1
L4

VILLAGE BOULEVARD
N30°12'13"E 312.86'
N30°12'13"W 319.86'

FOUND 1983 BRASS CAP
WEST QUARTER, SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

MONTAUK LANE



SCALE: 1" = 100'



SAGEWOOD VILLAGE NON-EXCLUSIVE PUE SECTION 1 OF 3

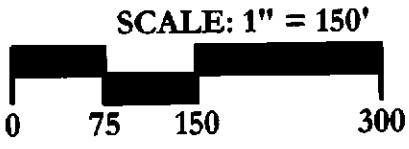
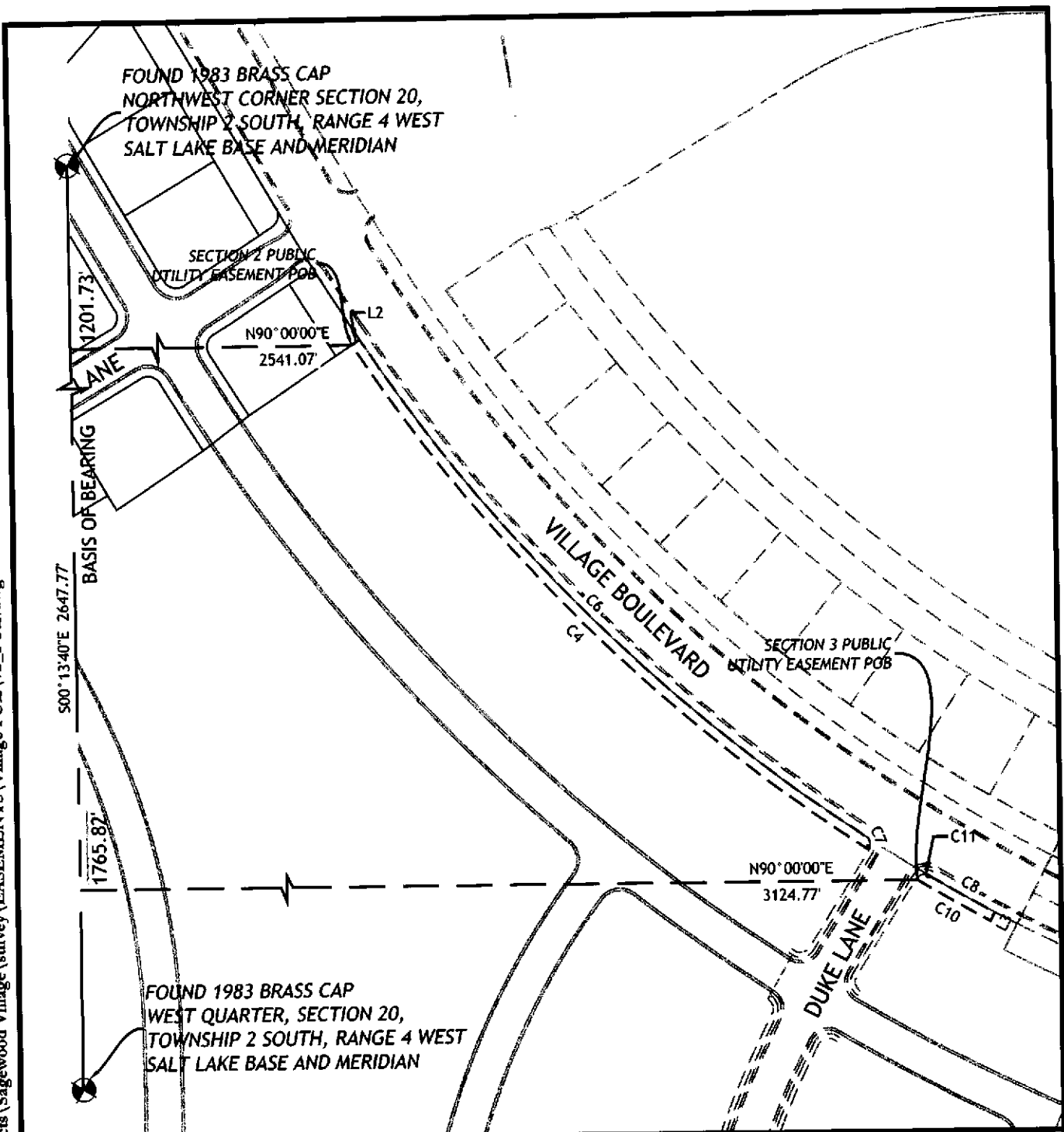
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FIGURE:

A (1of3)

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**SAGEWOOD VILLAGE
NON-EXCLUSIVE PUE
SECTION 2&3 OF 3**

DATE:
06/13/19

FIGURE:
A (2of3)

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.00	S59°47'47"W
L2	10.00	N56°38'05"E
L3	10.00	S28°28'49"W
L4	10.00	N30°12'10"W

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	47.13	30.00	N75°11'57"W	42.43
C2	62.84	40.00	S75°11'57"E	56.57
C3	11.00	7.00	S14°47'47"W	9.90
C4	758.55	1846.50	N45°08'02"W	753.22
C6	740.39	1836.50	S44°54'54"E	735.39
C7	18.41	15.00	S21°18'34"E	17.27
C8	72.76	1836.50	S60°23'05"E	72.75
C10	87.28	1846.50	N60°09'56"W	87.27
C11	18.41	15.00	N85°35'43"E	17.27

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**SAGEWOOD VILLAGE
NON-EXCLUSIVE PUE
LINE AND CURVE TABLES**

DATE:
06/13/19

FIGURE:
A (3of3)