

RETURN RECORDED DOCUMENT TO:

Zenith Development

8371 South State Street, #2

Sandy, Utah 84070

DEDICATION OF PUBLIC ROAD

COURTESY RECORDING

Ledger Cove, LLC, a Utah limited liability company, "**GRANTOR,**" does hereby quit claim, grant, establish, and dedicate a portion of Parcel Number 02-128-0-0033, as described, and recorded on file in the Office of the Tooele County Recorder ("Parcel") to Tooele City for use as a public roadway.

The location of the dedication granted hereby is attached hereto as **Exhibit "B"** over, under, across and through the Parcel more particularly defined by a metes and bounds description set forth on **Exhibit "A"** attached hereto and made a part hereof.

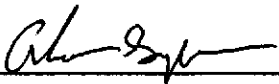
WITNESS the hand of said Grantor, this 30th day of March

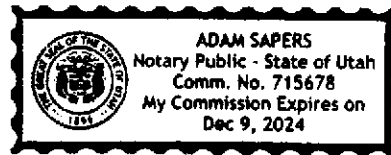
Ledger Cove, LLC, a Utah limited liability company

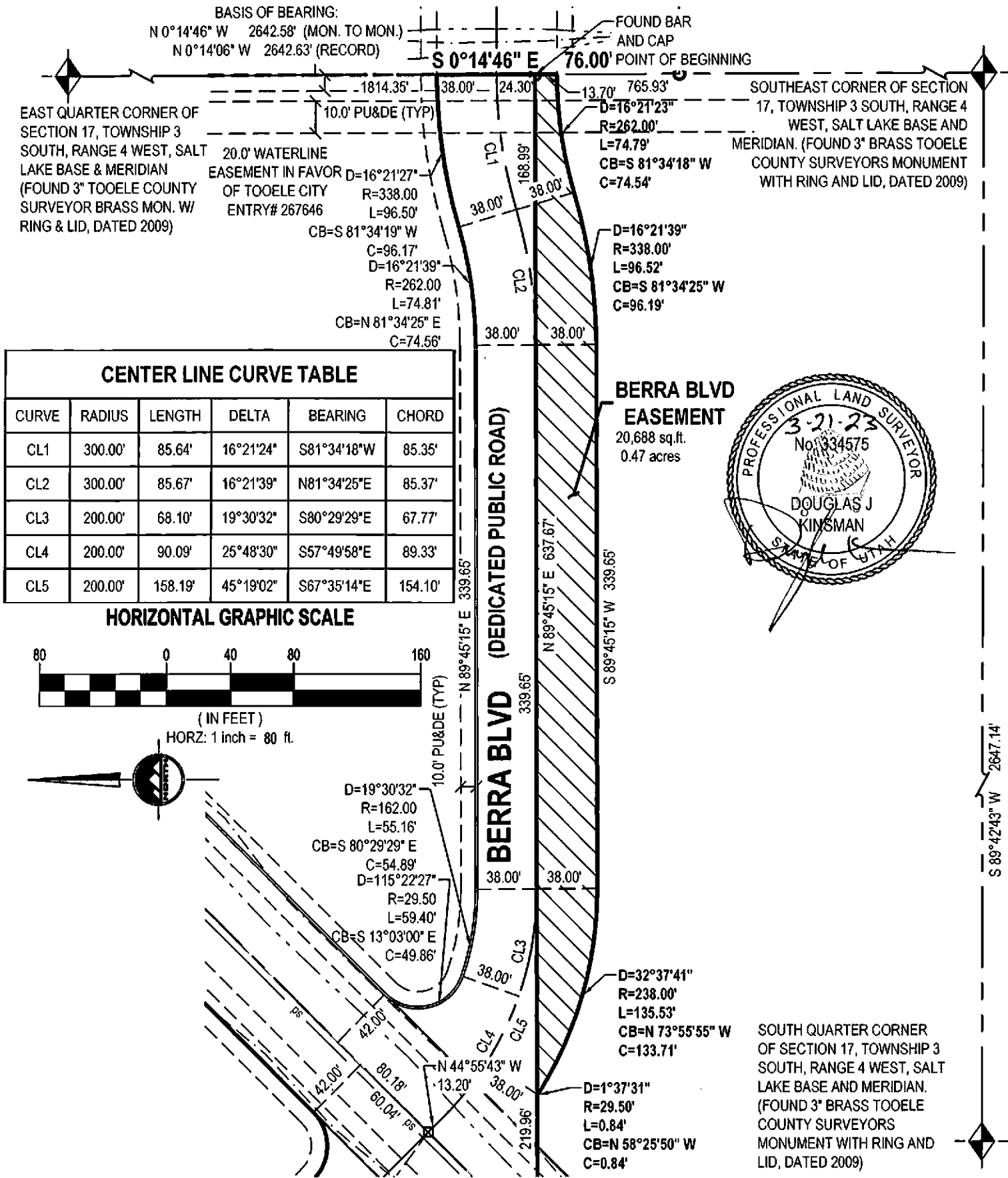

By: Howard J. Schmidt
Its: Manager

On this 30, day of March, 2023, before me, a notary public, personally appeared Howard J. Schmidt, who is Manager of Ledger Cove, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to the instrument, and acknowledged he executed the same.

Witness my hand and official seal.


Notary Public





PROJECT NUMBER: 11510
 PRINT DATE: 2023-03-21
 PROJECT MANAGER: D. KINSMAN
 DESIGNED BY: T. HUSSEY

1 OF 1

BERRA BOULEVARD EASEMENT

BERRA BOULEVARD AND FRANKS DRIVE
 TOOELE, UTAH 84074
 EXHIBIT "B"

ENSIGN
 THE STANDARD IN ENGINEERING

TOOELE
 169 N. Main St, Unit 1
 Tooele, UT 84074
 Phone: 435.643.3590
 WWW.ENSIGNENG.COM

SANIT Phone 801.255.0529 LAYTON Phone 801.547.1100 CEDAR CITY Phone 435.865.1453 RICHTFIELD Phone 435.696.2583

EXHIBIT "A"
BOUNDARY DESCRIPTION
SOUTH OF BERRA BOULEVARD

Beginning at the Southeast corner of the Lexington at Overlake Subdivision, as recorded September 9, 2020, under Entry no. 520126 in the Tooele County Recorder's Office, which point is also located on the Section line between the East Quarter Corner and Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said point being North 0°14'46" West 765.93 feet along the Section line from the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 00°14'46" East 13.70 feet along said Section line;

thence Westerly 74.79 feet along the arc of a 262.00 feet radius non-tangent curve to the left (center bears South 00°15'01" East and the long chord bears South 81°34'18" West 74.54 feet through a central angle of 16°21'23") to a point of reverse curvature;

thence Westerly 96.52 feet along the arc of a 338.00 feet radius tangent curve to the right (center bears North 16°36'24" West and the long chord bears South 81°34'25" West 96.19 feet through a central angle of 16°21'39");

thence South 89°45'15" West 339.65 feet;

thence Westerly 135.53 feet along the arc of a 238.00 feet radius tangent curve to the right (center bears North 00°14'45" West and the long chord bears North 73°55'55" West 133.71 feet through a central angle of 32°37'41") to a point of reverse curvature;

thence Northwesterly 0.84 feet along the arc of a 29.50 feet radius tangent curve to the left (center bears South 32°22'56" West and the long chord bears North 58°25'50" West 0.84 feet through a central angle of 01°37'31") to a point on the South line of said Lexington at Overlake Subdivision;

thence North 89°45'15" East 637.67 feet along said South line to said Section line and to the Point of Beginning.

Contains 20,688 square feet or 0.47 acres.

