

WHEN RECORDED RETURN TO:

Questar Gas Company
P.O. Box 45360, Property and Right-of-Way
Salt Lake City, UT 84145-0360

Bridle Walk Acres PH4. WBS#

Space above for County Recorder's use
PARCEL I.D.# 23-014-0-0413

PUBLIC UTILITY EASEMENT DEDICATION

RW#

Lakepoint Vistas LC Grantor, does hereby dedicate a non-exclusive public utility easement, over the property described herein, for the use and installation of public utility facilities according to the provisions of Utah Code Ann. § 54-3-27 which defines public utility easements and the rights to which public utility easements may be put by public utilities. This public utility easement is solely for the use of public utilities providing public utility services.

The Public Utility Easement dedicated herein crosses through and across the following described land and premises situated in the County Tooele, State of Utah as described as follows:

Grantor's Property: 23-014-0-0413

A parcel of land, situate in the North half of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

All of Lot 413 of the 'Bridle Walk Acres Phase ⁴ Subdivision', as recorded May 2, 2023 under Entry No. 588451, in the Tooele County Recorder's Office.

Parcel Contains: 43,560 square feet, or 1.00 acres.

Grantor's Property: 23-014-0-0412

A parcel of land, situate in the North half of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

All of Lot 412 of the 'Bridle Walk Acres Phase ⁴ Subdivision', as recorded May 2, 2023 under Entry No. 588451, in the Tooele County Recorder's Office.

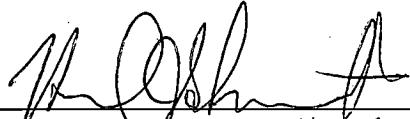
Parcel Contains: 43,560 square feet, or 1.00 acres.

The Public Utility Easement dedicated herein is more particularly described on Exhibit "A" and as depicted on Exhibit "B" attached hereto and incorporated herein by reference (the PUE").

Grantor reserves the right to use the public utility easement area described herein for any purpose whatsoever, provided the Grantor's use does not unreasonably interfere with installation of public utility facilities within the easement.

IN WITNESS WHEREOF, this Declaration has been executed as of the date first above written.

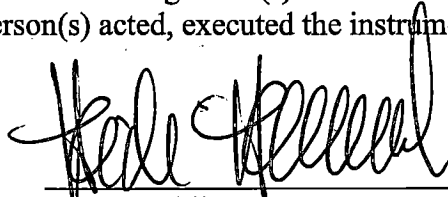
Declarant:

By: 
Howard F. Schmidt Mgr.

STATE OF UTAH)
)SS.
County of Tooele)

On 7-20-23, before me, the undersigned Notary Public, personally appeared Howard Schmidt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 12-10-23

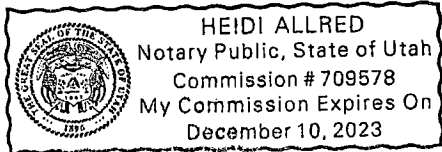


EXHIBIT "A"
LOT 412 & 413 PUBLIC UTILITY EASMENT

A parcel of land, situate in the North half of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Lakepoint City, Tooele County, Utah.

Beginning at a point which is located South 0°14'42" West 1779.26 feet along the Section Line and South 89°45'18" East 2121.25 feet from the Northwest Corner of Section 2, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

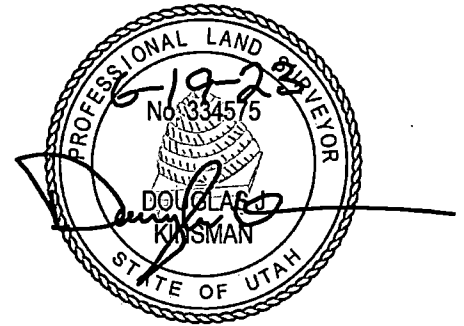
thence Northeasterly 131.44 feet along the arc of a 75.00 foot radius tangent curve to the right (center bears South 65°01'47" East and the long chord bears North 75°10'42" East 115.26 feet through a central angle of 100°24'59");

thence Southwesterly 19.56 feet along the arc of a 555.00 foot radius tangent curve to the right (center bears North 20°46'54" West and the long chord bears South 70°13'40" West 19.55 feet through a central angle of 2°01'08");

thence Southwesterly 82.68 feet along the arc of a 60.00 foot radius tangent curve to the left (center bears South 24°39'21" West and the long chord bears South 75°10'42" West 76.29 feet through a central angle of 78°57'18");

thence Southwesterly 19.56 feet along the arc of a 555.00 foot radius tangent curve to the right (center bears North 10°53'20" West 19.55 feet through a central angle of 2°01'08") to the Point of Beginning.

Contains 1,613 square feet or 0.04 acres



NORTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M (FOUND 3" BRASS DISK, DATED 1983)



1779.26'
2172.77'
S 0°14'42" W

LOT 412
43,560 sq.ft.
1.00 acres

LOT 413
43,560 sq.ft.
1.00 acres

D=100°24'59"
R=75.00
L=131.44'
CB=N 75°10'42" E
C=115.26'

LOT 412 & 413 EASE
1,613 sq.ft.
0.04 acres

1523 EAST

1545 EAST

D=78°57'18"
R=60.00
L=82.68'
CB=S 75°10'42" W
C=76.29'

D=2°01'08"
R=555.00
L=19.56'
CB=S 70°13'40" W
C=19.55'

S 89°45'18" E 2121.25'

D=2°01'08"
R=555.00
L=19.56'
CB=S 80°07'44" W
C=19.55'

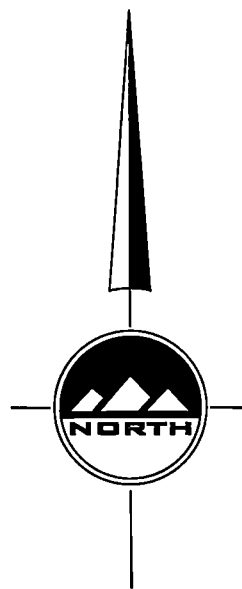
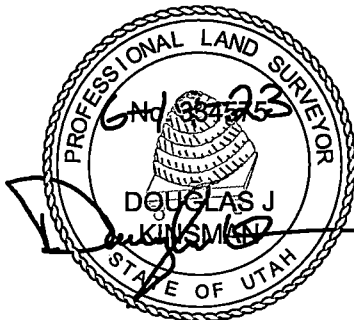
COREY'S WAY
DEDICATED PUBLIC ROAD

TEMPORARY TURN AROUND EASEMENT
ENTRY NO. 558448

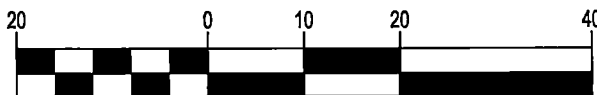
15.0' PU&DE (TYP)
ENTRY NO. 558451

943.51'

WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SLB&M (FOUND 5" ALUMINUM PIPE, DATED 2010)



HORIZONTAL GRAPHIC SCALE



(IN FEET)
HORZ: 1 inch = 20 ft.

PROJECT NUMBER T2057E
PRINT DATE 6/20/2023
PROJECT MANAGER D. KINSMAN
DESIGNED BY M. SANDOVAL

1 OF 1

PUBLIC UTILITY EASEMENT
LOT 412 & 413 EASEMENT
1523 EAST COREY'S WAY
LAKE POINT, UTAH 84074
EXHIBIT "B"



TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983