

After Recording Return To:
Ivy Development
Brad Mackay
3340 N Center St
Lehi UT 84043

AND TO

HF RANCH, LC
905 E. 300 N.
Lehi UT 84043

(Space above for recorders use only)

IRRIGATION EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Lehi City, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of irrigation lines and facilities, on, over, under, and across real property located in Utah County, State of Utah, described as follows:

PI BPS SITE

A portion of the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'40"W along the Section line 365.21 feet and South 60.00 feet from the Northeast Corner of Section 3, T5S, R1W, S.L.B.& M.; thence S13°59'17"W 51.65 feet; thence S89°52'11"W 80.68 feet; thence N00°08'21"W 50.08 feet; thence N89°51'39"E 93.28 feet to the point of beginning.

Contains: 4,356 square feet+/-

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 December, 2019.

HF Ranch LC, a Utah limited liability company

Stephen G. Holbrook
By: Stephen G. Holbrook
Its: Manager

State of Utah)

County of Utah) :SS

On the 16th day of December, 2019, personally appeared before me, Stephen G. Holbrook, who being duly sworn did say that he is the manager of HF Ranch LC, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Brad Mackay
Notary Public

