

ENT 18827:2014 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2014 Mar 21 11:47 AM FEE 13.00 BY SW  
RECORDED FOR Affiliated First Title Company  
ELECTRONICALLY RECORDED

## EASEMENT

THE UNDERSIGNED owner of real property situated and located in Utah County, State of Utah ("Grantor"), does hereby convey, grant, and release to LEHI CITY, Utah County, State of Utah, a perpetual, non-exclusive easement for buried public utilities and any related facilities, over, under and through the following described real property situated in Utah County, State of Utah, and more particularly described as follows ("Property"):

Beginning at a point being N00°02'08"W 568.53 feet and East 830.54 feet from the South Quarter Corner of said Section 29, and running thence S59°14'49"W 10.00 feet; thence N30°45'11"W 305.78 feet; thence Northwesterly 294.83 feet along the arc of a 551.00 foot radius curve to the right, chord bears N15°25'26"W 291.33 feet; thence N00°05'42"W 224.62 feet to the North Property Line of the Micron Property; thence, along said North Property Line, N89°58'02"E 10.00 feet; thence S00°05'42"E 224.61 feet; thence Southeasterly 289.48 feet along the arc of a 541.00 foot radius curve to the left, chord bears S15°25'27"E 286.04 feet; thence S30°45'11"E 305.78 feet to the Point of Beginning.  
Contains 8,225 Square Feet or 0.19 Acres.

TOGETHER WITH: Beginning at a point being N00°02'08"W 610.46 feet and East 901.04 feet from the South Quarter Corner of said Section 29, and running thence N30°45'11"W 305.78 feet; thence Northwesterly 245.60 feet along the arc of a 459.00 foot radius curve to the right, chord bears N15°25'26"W 242.68 feet; thence N00°05'42"W 224.52 feet to the North Property Line of the Micron Property; thence, along said North Property Line, N89°58'02"E 10.00 feet; thence S00°05'42"E 224.51 feet; thence Southeasterly 240.25 feet along the arc of a 449.00 foot radius curve to the left, chord bears S15°25'27"E 237.40 feet; thence S30°45'11"E 305.78 feet; thence S59°14'49"W 10.00 feet to the Point of Beginning.  
Contains 7,732 Square Feet or 0.18 Acres.

Note: Basis of Bearing for this description is N89°56'57"E between the South Quarter Corner and the Southeast Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

THIS EASEMENT IS GRANTED IN CONSIDERATION for the construction of the above described utilities for the improvement of real property owned by the Grantor. Should construction, repairs, maintenance, or replacements become necessary, the party completing such activities ("Constructing Party") shall use good faith efforts to perform those activities as expeditiously as possible and in a manner that will minimize any disruption caused by such activities, including, to the extent reasonably feasible given the nature, scope, and impact of the activities, providing prior written notice to the then current owner of that portion of the Property where the activities will take place. All public utilities and related facilities will be constructed and maintained underground, except for those limited portions of the public utilities and related facilities that, by their nature, are required to be above ground. If the Constructing Party damages or disturbs the Property or any improvements located on the Property, then the Constructing Party will, at its own cost and expense, immediately repair or replace the Property or the improvements to a condition that is at least as good as the condition immediately prior to such activities.

GRANTOR HEREBY AGREES that Lehi City shall have the right of ingress and egress across the Property for the purpose of constructing, maintaining, and repairing said public utilities and related facilities, to be located on or under the Property. Grantor also agrees not to construct or maintain any building, structure, or trees of a permanent nature upon the property above described. Nothing herein prohibits the owner of the Property from building or constructing, or permitting to be built or constructed, curbs and gutters, sidewalks, pavement, landscaping, or other improvements over and across the Property that do not unreasonably interfere with the utility lines and facilities.

DATED this 14<sup>th</sup> day of March, 2014.

Micron Lehi Development, LLC,  
a Delaware limited liability company

By: [Signature]  
Print Name: ROD MORGAN  
Title: PRESIDENT, MICRON LEHI DEVELOPMENT LLC

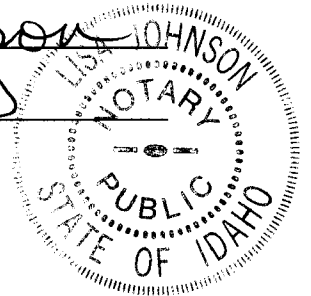
REVIEWED  
MTI Legal

3/24/14

STATE OF Idaho )  
  ) : ss.  
COUNTY OF Ada )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 2014, by Rod Morgan, the President of \_\_\_\_\_, Micron Lehi Development, LLC, a Delaware limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at: Boise, ID



My Commission Expires:  
Aug. 31, 2017