



After recording please return to:

Lindon City  
100 North Main Street  
Lindon, Utah 84042  
Attn: \_\_\_\_\_

ENT 48004:2015 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Jun 02 4:29 pm FEE 0.00 BY ED  
RECORDED FOR LINDON CITY CORPORATION

Parcel No: 14:053:0142

### SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS, the undersigned, STS PROPERTIES, LLC, a Utah limited liability company ("*Grantor*"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto LINDON CITY, a political subdivision of the State of Utah ("*Grantee*"), its successors or assigns, a perpetual six (6) foot wide sidewalk easement (the "*Easement*") across, over, and upon the lands of Grantor located in Utah County, Utah (herein called the "*Land*") being more particularly described on Exhibit A, and by this reference incorporated herein and made a part hereof, for the installation, construction, maintenance, repair, and replacement of a sidewalk; provided that such sidewalk shall be constructed and maintained within the location of the Land as described on Exhibit B by this reference incorporated herein and made a part hereof. Nothing in this document shall alter or diminish Grantor's obligations and liabilities with respect to the construction, maintenance, repair and replacement of such sidewalk to the extent required by applicable laws and ordinances, or impose any obligations and liabilities on Grantee with respect thereto.

TO HAVE AND TO HOLD said easement perpetually unto Grantee, its successors and assigns, the rights, powers and interests herein granted, which shall be a covenant running with the title to the Land, but subject always to the covenants herein set forth and to easements, rights of way, restrictions, and reservations of record.



Exhibit A

Legal Description of Land

## Exhibit B

## Legal Description of Easement Area

BEGINNING AT A POINT BEING ON THE WEST LINE OF THAT CERTAIN WARRANTY DEED ENTRY NO. 92112:2014, SAID POINT BEING NORTH 0°10'09" WEST 1045.53 FEET ALONG THE SECTION LINE AND EAST 2652.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°20'45" WEST 6.00 FEET ALONG THE WEST LINE OF SAID WARRANTY DEED; THENCE NORTH 88°54'21" EAST 87.62 FEET; THENCE NORTH 89°48'33" EAST 14.37 FEET; THENCE NORTH 89°22'26" EAST 5.59 FEET; THENCE SOUTH 89°35'26" EAST 35.90 FEET; THENCE SOUTH 88°16'21" EAST 52.93 FEET; THENCE SOUTH 86°42'15" EAST 47.48 FEET; THENCE SOUTH 85°13'27" EAST 50.95 FEET; THENCE SOUTH 83°51'25" EAST 43.22 FEET; THENCE SOUTH 82°47'53" EAST 19.91 FEET; THENCE SOUTH 82°21'49" EAST 6.47 FEET; THENCE SOUTH 81°52'29" EAST 12.91 FEET; THENCE SOUTH 81°49'36" EAST 45.48 FEET; THENCE SOUTH 81°28'42" EAST 34.96 FEET; THENCE 71.20 FEET ALONG A 522.38 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 83°18'43" EAST 71.144 FEET); THENCE 8.44 FEET ALONG A 31.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 79°25'07" EAST 8.438 FEET); THENCE SOUTH 71°37'16" EAST 2.87 FEET TO THE NORTH RIGHT OF WAY LINE OF 700 NORTH STREET BEING THE SOUTH LINE OF SAID WARRANTY DEED; THENCE 54.99 FEET ALONG A 1,799.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 89°34'36" WEST 54.990 FEET) ALONG SAID RIGHT OF WAY; THENCE 28.02 FEET ALONG A 528.38 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 80°56'16" WEST 28.011 FEET); THENCE NORTH 81°28'42" WEST 34.83 FEET; THENCE NORTH 81°49'36" WEST 45.46 FEET; THENCE NORTH 81°52'29" WEST 12.88 FEET; THENCE NORTH 82°21'49" WEST 6.42 FEET; THENCE NORTH 82°47'53" WEST 19.83 FEET; THENCE NORTH 83°51'25" WEST 43.10 FEET; THENCE NORTH 85°13'27" WEST 50.80 FEET; THENCE NORTH 86°42'15" WEST 47.32 FEET; THENCE NORTH 88°16'21" WEST 52.78 FEET; THENCE NORTH 89°35'26" WEST 35.78 FEET; THENCE SOUTH 89°22'26" WEST 5.56 FEET; THENCE SOUTH 89°48'33" WEST 14.40 FEET; THENCE SOUTH 88°54'21" WEST 87.61 FEET TO THE POINT OF BEGINNING.