



ENT 8765:2019 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 01 8:38 am FEE 0.00 BY MG
RECORDED FOR SANTAQUIN CITY CORPORATION

UTILITY AND ACCESS EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration paid to HG UTAH 1, LLC hereinafter referred to as GRANTOR, by SANTAQUIN CITY, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR, does hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successors and assigns, perpetual access and utility easements in Utah County, State of Utah for access and the installation and/or maintenance of public utilities and necessary appurtenances thereto, including, but not limited to, general access, culinary water, and secondary water facilities (hereinafter referred to as the "Facilities"); together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of said easements, and all rights and privileges incident thereto. Said easements being described more particularly as follows:

Beginning at a point located North 0°05'40" West 412.65 feet and West 1997.41 feet from the South East Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; THENCE West, 31.57 feet; THENCE South 0°00'02" East, 1,027.47 feet to a non-tangent curve; THENCE southeasterly along a curve with a radius of 287.22 feet, to which a radial line bears South 62°54'16" West; through a central angle of 6°00'07" an arc distance of 30.09 feet (Chord: South 30°05'47" East, 30.07 feet); THENCE South 35°08'12" East, 72.64 feet to the northern right-of-way line of Summit Ridge Parkway; THENCE North 56°39'11" East, 63.03 feet; THENCE North 35°08'12" West, 73.42 feet to the beginning of a non-tangent curve; THENCE to the right along a 224.22 foot radius curve through a central angle of 30°21'39" an arc distance of 118.81 feet (Chord: North 17° 38' 54" West 117.43 feet); THENCE North 0°00'28" West, 906.30 feet to the point of beginning

Containing 39,454.43 square feet ±

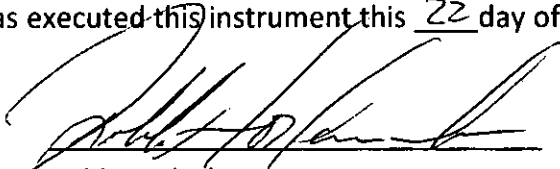
Being subject to recorded and unrecorded easements or right-of-way, if any, which have been established and which now may exist by operation of law upon, over, or through those described portions of land.

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assign, so long as such facilities shall be operated and/or maintained, with the right of ingress and egress to and from said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal, or replacement of facilities. The GRANTOR shall have the right to use the said premises except for which this right-of-way and easement is granted to the GRANTEE, provided such use does not interfere with the facilities or any other rights granted to the GRANTEE hereunder.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or similar improvement over, across, or under the said Easement without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any parties securing this grant on behalf of the GRANTEE are without authority to make any representations, covenants, or agreements not herein expressed.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 22 day of January 2019

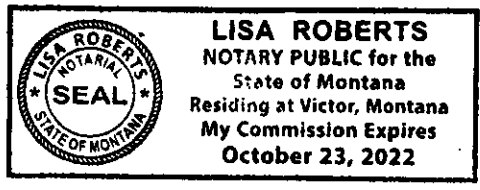


Robb Horlacher, Manager
HG UTAH 1, LLC

MONTANA
STATE OF ~~UTAH~~)
: SS.
COUNTY OF RAVALLI)

Personally appeared before me on the 22 day of January, 2019 the signers of the above instrument, who duly acknowledged to me that they executed the same.

Notary Public Lisa Roberts
My commission expires Oct 23, 2022 Residing in Victor



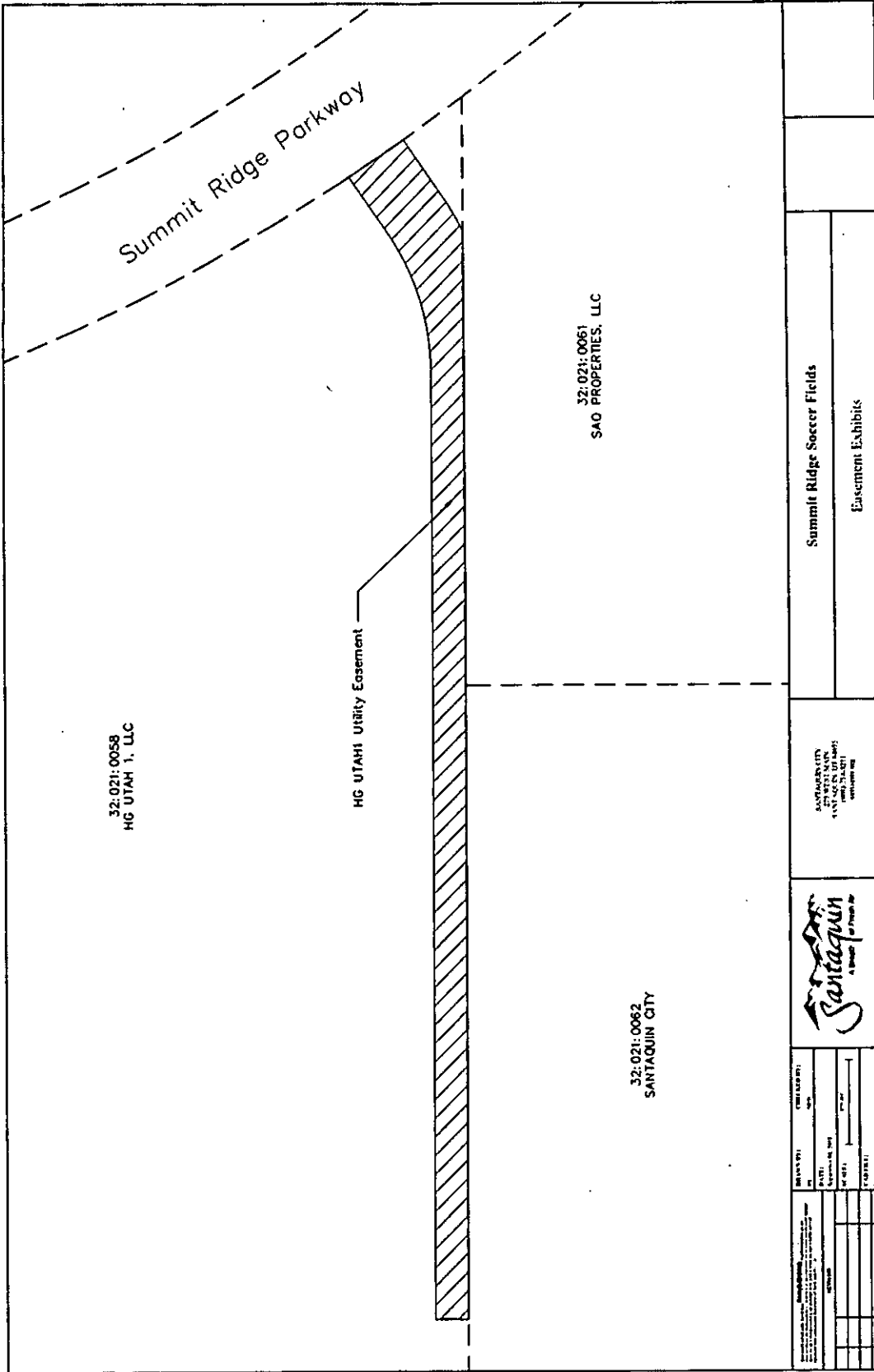
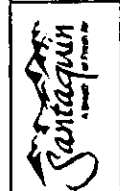


Exhibit A: Illustration of Described Easement

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|--|-------------------------------------|
| <p>PREPARED BY:</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> | <p>PROJECT:</p> <p>_____</p> |
|--|-------------------------------------|



SANTAQUIN CITY
 410 WEST MAIN
 SALT LAKE CITY, UT 84111
 (801) 468-1111

Summit Ridge Soccer Fields
 Easement Exhibits