

WHEN RECORDED, MAIL TO:
Pleasant Grove City
70 S 100 E
Pleasant Grove, UT 84062

WHEN RECORDED, MAIL COPY TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

FACD NCS-928029-D-ad

ENT8791:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Feb 01 08:48 AM FEE 0.00 BY MA
RECORDED FOR First American Title-NCS-SLC1
ELECTRONICALLY RECORDED

Public Utility Easement

Utah County

Tax ID No. 54:322:0005
Pin No. 15605
Project No. F-LC49(180)
Parcel No. LC49:907:PUE

Valley Grove, LLC, a Maryland limited liability company, Grantor, the undersigned, hereby DEDICATES a Public Utility Easement for the use and installation of public utility facilities as provided in the Utah Code Section 54-3-27 (the "PUE Statute"). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute.

A public utility easement, upon part of an entire tract of property, in Lot 5 of Valley Grove Business Park Plat 'A', a Vacation of Lots 1, 2, 4, Parcel A, and Road Parcel of DMB Subdivision No.1, recorded on April 19, 2016 as Entry No. 34009:2016, Map No.15021-163 in the office of the Utah County Recorder, which parcel is also situate in the NE1/4 SW1/4 of Section 30, T.5S., R.2E., S.L.B.&M., in Utah County, Utah.

Beginning at a point on the westerly boundary of said Lot 5, which point is 2,123.63 feet N.89°37'36"E. along the section line and 404.79 feet South from the West Quarter Corner of said Section 30; thence N.37°03'27"E 15.02 feet along said westerly boundary to a point on the project right of way line; thence S.49°58'19"E. 103.41 feet along said project right of way line to a point on the project right of way and limited access line; thence along said right of way and limited access line the following two (2) courses: (1) S.07°41'34"E. 71.51 feet; (2) S.32°44'59"W. 130.58 feet, more or less, to a point on the southerly boundary of said entire tract; thence N.52°56'33"W. 12.03 feet along said

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LIMITED LIABILITY COMPANY RW-09LL (12-01-03)

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boundary; thence N.32°44'59"E. 120.63 feet; thence N.07°41'34"W. 64.81 feet; thence N.49°58'19"W. 96.83 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 4,031 square feet or 0.092 acre in area, more or less.

(Note: All bearings in the above description are record and equal to highway bearings unless otherwise noted.)


MD

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IN WITNESS WHEREOF, said Valley Grove, LLC, a Maryland Limited Liability Company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 30TH day of January, A.D. 2019.

VALLEY GROVE, LLC,
a Maryland limited liability company

By: EDWARD ST. JOHN, LLC,
a Delaware limited liability company
Its: Manager

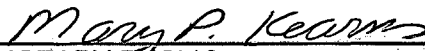


By: Edward A. St. John
Its: General Manager

STATE OF MARYLAND)
):ss
COUNTY OF BALTIMORE)

I HEREBY CERTIFY, that on this 30TH day of January, 2019, before me, the undersigned Notary Public of said State, personally appeared Edward A. St. John, who acknowledged himself to be the General Manager of Edward St. John, LLC, which entity is the manager of Valley Grove, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal:



NOTARY PUBLIC

My Commission Expires: 10/9/22

