

WHEN RECORDED, MAIL TO:

Edge Homes
c/o Brandon Parr
Land Development Project Manager
13702 S. 200 W. B-12
Draper, Utah 84020

UNDERGROUND UTILITY EASEMENT

For good and valuable consideration, Bonnie Hardman, Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April 2016 (“Grantor”), hereby conveys and grants unto LEHI CITY POWER and all other dry utility service providers (collectively “Grantees”) a permanent, non-exclusive underground easement (the “Easement”) through the subsurface portion of Grantor’s real property located in Utah County, State of Utah, more particularly described as follows (the “Easement Property”):

The Easement Property is comprised of two (2) 10 foot-wide easements for the installation, maintenance, and access of underground power lines and other underground “dry” utilities (such as gas, cable, phone, etc.). The legal descriptions of the Easement Property are set forth in Exhibit "A" hereto and are incorporated herein by this reference.

The Easement Property is also depicted in the Map labeled “Timp Point Offsite Power Easement” attached hereto as part of Exhibit "A"

The Easement granted hereby shall include the following rights, terms, and conditions:

1. Grantees may use the Easement Property for the installation, operation, maintenance, inspection, repair, alteration, and replacement of underground power line and other underground “dry” utilities, but for no other purposes;
2. Grantor (and Grantor’s successors in interest) will not unreasonably interfere with Grantee’s use of the Easement Property for the purposes stated herein; provided, however, that Grantor (and successors in interest) shall be allowed to construct and install the improvements required by Lehi City even if they are located within the Easement Property. Similarly, Grantee shall use the Easement Property in a manner that does not unreasonably interfere with or impair Grantor’s intended development and improvement of the subject residential community;
3. The rights and privileges granted herein, and the corresponding obligations, shall inure to the benefit of the parties and be binding on their successors-in-interest or assigns.

4. By making any use of the Easement Property for the purposes stated herein, Grantees shall be deemed to have accepted, and will be bound by and obligated to comply with, the terms and conditions set forth in this instrument.

This instrument and the Easement granted herein may not be terminated, extended, modified or amended without the written consent of Grantors or their successors-in-interest or assigns, and any such termination, extension, modification or amendment shall be effective only when duly recorded in the official records of the Utah County Recorder.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the dates set forth below, to be effective on the recording date hereof.

GRANTOR:

Bonnie Hardman
Bonnie Hardman, Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April 2016

STATE OF UTAH)
COUNTY OF Salt Lake)^{ss.}

The foregoing instrument was acknowledged before me this 14 day of January 2021, by Bonnie Hardman, as Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April 2016.

SEAL:

[Signature]
Notary Public



EXHIBIT A

The Legal Descriptions of the underground utility easements in Utah County, Utah, are as follows:

NORTH OFFSITE POWER EASEMENT:

A portion of the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of HARDMAN LEHI MAVERICK PLAT, according to the Official Plat thereof March 14, 2019 as Entry No. 20723:2019 in the Office of the Utah County Recorder, located S00°07'25"E along the Section line 354.51 feet and thence East 276.40 feet from the West ¼ Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence East 811.46 feet; thence South 10.00 feet; thence West 811.44 feet; thence N00°07'26"W 10.00 feet to the point of beginning.

Contains: 8,114 square feet+/-

SOUTH OFFSITE POWER EASEMENT:

A portion of the SW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the East line of 3600 West Street located S00°07'25"E along the Section line 989.93 feet and East 49.69 feet from the West 1/4 Corner of Section 1, T5S, R1W, SLB&M (Basis of Bearing: N89°53'46"E between the Northwest Corner and the Northeast Corner of Section 2, T5S, R1W, SLB&M); thence N89°52'35"E 1,092.31 feet; thence S00°07'25"E 10.00 feet; thence S89°52'35"W 1,074.99 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 20.94 feet through a central angle of 60°00'00" Chord: N60°07'25"W 20.00 feet to the point of beginning.

Contains: 10,873 square feet +/-

- Note - Both of the above-described 10-foot wide underground utility easements are depicted in the drawing/map on the following page.

