

WHEN RECORDED, MAIL TO:  
Lehi City  
153 North 100 East  
Lehi, Utah 84043

**Temporary Construction Easement**  
(LIMITED LIABILITY COMPANY)  
Utah County

Affecting Tax ID. No. 58:030:0099  
Parcel No. 216:E

Plus – D Farm, LC, a Utah Limited Liability Company, Grantor, hereby GRANTS AND CONVEYS to LEHI CITY, Grantee, at 153 North 100 East, Lehi, Utah 84043, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Utah County, State of Utah, to-wit:

A temporary construction easement, upon part of an entire tract of property, situate in the southeast quarter of the northeast quarter of Section 13, Township 5 South, Range 1 West, Salt Lake Meridian, in Utah County, Utah, recorded as Entry Number 61524:2004 in the Utah County Recorder's Office, to facilitate the construction and access related to utility locating operations, sloped embankments, slope transitions, driveway transitions and all other related activities pertinent to the construction of improvements of Lehi Main Street. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one year, whichever first occurs. This easement shall be non-exclusive such that Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point on the east line of said entire tract, said point being 1526.07 feet South 00°09'41" East along the east line of said Section 13 and 425.46 feet South 89°50'19" West from the northeast corner of said Section 13, and running thence along said east line South 00°10'00" East 12.73 feet; thence North 86°03'49" West 18.61 feet; thence South 85°10'42" West 25.08 feet; thence South 88°20'07" West 25.04 feet; thence North 89°53'33" West 25.01 feet; thence North 89°14'13" West 25.01 feet; thence North 88°44'32" West 25.00 feet; thence North 89°24'29" West 24.99 feet; thence South 89°09'11" West 25.00 feet; thence South 89°06'16" West 25.00 feet; thence South 88°52'56" West 25.01 feet; thence South 88°45'32" West 25.01 feet; thence South 88°36'18" West 25.01 feet; thence South 88°54'17" West 25.01 feet; thence

South 89°49'02" West 25.01 feet; thence North 89°31'39" West 25.00 feet; thence North 89°16'26" West 25.00 feet; thence North 89°28'22" West 25.00 feet; thence North 88°37'50" West 25.01 feet; thence North 87°05'42" West 25.05 feet; thence North 84°03'49" West 25.11 feet; thence North 89°21'22" West 20.90 feet to a point on the west line of said entire tract; thence along said west line North 01°05'00" West 11.06 feet; thence North 89°19'50" East 135.83 feet; thence South 89°41'29" East 378.86 feet to the point of beginning.

The above easement contains 7,819 square feet or 0.180 acre, more or less.

After said construction is completed on the above described part of an entire tract, the City of Lehi is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said facilities and appurtenant parts thereof.

IN WITNESS WHEREOF, said Managers has caused this instrument to be executed by its proper officers thereunto duly authorized, this 11 day of December, A.D. 20 19.

STATE OF Utah )  
 ) ss.  
COUNTY OF Utah )

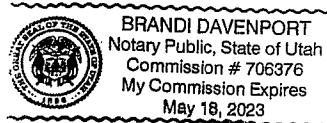
Plus John F. Dearden  
Plus - D Farm, LC  
By John F. Dearden  
Manager

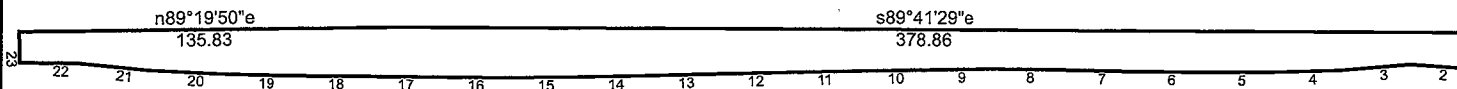
On the date first above written personally appeared before me, John Dearden & Alan Dearden, who, being by me duly sworn, says that he is the Plus - D Farm, LC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said John Dearden & Alan Dearden acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]

Notary Public





Parcel 216:E

7/11/2019

Scale: 1 inch= 66 feet

File: 216\_E DeedPlot.ndp

Tract 1: 0.1795 Acres (7819 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/270372), Perimeter=1053 ft.

- |                    |                     |
|--------------------|---------------------|
| 01 s00.1000e 12.73 | 17 n89.1626w 25     |
| 02 n86.0349w 18.61 | 18 n89.2822w 25     |
| 03 s85.1042w 25.08 | 19 n88.3750w 25.01  |
| 04 s88.2007w 25.04 | 20 n87.0542w 25.05  |
| 05 n89.5333w 25.01 | 21 n84.0349w 25.11  |
| 06 n89.1413w 25.01 | 22 n89.2122w 20.9   |
| 07 n88.4432w 25    | 23 n01.0500w 11.06  |
| 08 n89.2429w 24.99 | 24 n89.1950e 135.83 |
| 09 s89.0911w 25    | 25 s89.4129e 378.86 |
| 10 s89.0616w 25    |                     |
| 11 s88.5256w 25.01 |                     |
| 12 s88.4532w 25.01 |                     |
| 13 s88.3618w 25.01 |                     |
| 14 s88.5417w 25.01 |                     |
| 15 s89.4902w 25.01 |                     |
| 16 n89.3139w 25    |                     |

Engineering Department  
 Brad Kenison, Assistant City Engineer



Office 385-201-2529  
 153 North 100 East  
 Lehi, UT 84043  
 lehi-ut.gov

January 11, 2020

Utah County Recorder's Office  
 100 E. Center St. Suite 1300  
 Provo, Utah 84606

Subject: Authorization from Lehi City to record Special Warranty Deeds, Warranty Deeds and Easements for properties along Main Street, Lehi.

To whom it may concern,

Vanguard Title has authorization from Lehi City to record the Special Warranty Deeds, Warranty Deeds and Easements for various properties along Main Street, Lehi. These authorized properties include Utah County parcel numbers:

Parcel No:	Property Owner
58:030:0023	Hazen Care Center, LLC
58:030:0069	Katie A. Dudley
58:030:0061	Katie A. Tuft and Gregory E. Tuft
58:030:0075	Liberty Capital, LLC
58:030:0090	Seely & Sons, LLC
58:030:0073	Walter Kirk Evans and Bonnie Lou Evans, Trustees of the W&B Evans Family Trust
58:030:0101	Donna W. Dearden
58:030:0099	Plus-D Farm, LLC
58:029:0004	River Bend LLC
46:991:0001	Brigham Morgan and Jennifer Morgan
46:991:0003	Brigham Morgan and Jennifer Morgan
13:025:0110	YCJC, LLC
58:030:0086	Reed Todd Evans, Trustee of The Reed Todd Evans Revocable Trust

Thank you,

Brad Kenison, P.E., P.L.S., Assistant City Engineer