

After Recording Return To:  
Boyer Holbrook Farm, L.C.  
101 S. 200 E. Ste 200  
Salt Lake City, UT 84111

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(Space above for recorders use only)

### UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto Lehi City, a Utah municipal corporation, as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of utility lines and facilities, on, over, under, and across real property located in Utah County, State of Utah, described as follows:

SEE ATTACHED EXHIBIT A

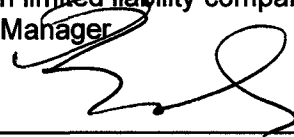
Parcel No. 41-984-0108 and 41-984-0109

to have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement.

Witness, the hand of said Grantor, this 28<sup>th</sup> day of APRIL, 2021.

Boyer Holbrook Farm, L.C.,  
a Utah limited liability company

BY: The Boyer Company, L.C.,  
a Utah limited liability company  
ITS: Manager

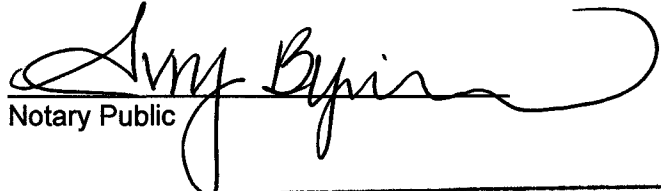


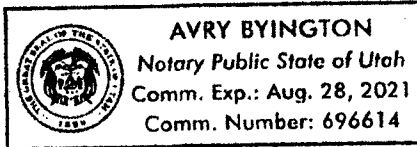
\_\_\_\_\_  
BY: Brian Gochnour  
ITS: Manager

State of Utah


County of Salt Lake

On the 28<sup>th</sup> day of April, 2021, personally appeared before me Brian Gochnour, who being duly sworn did say that he is the Manager of The Boyer Company, L.C., a Utah limited liability company, Manager of Boyer Holbrook Farm, L.C., a Utah limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company and said Brian Gochnour acknowledged to me that the said limited liability company executed the same.

  
Notary Public




Vantaggio Holbrook Industrial, LLC,  
a Utah limited liability company

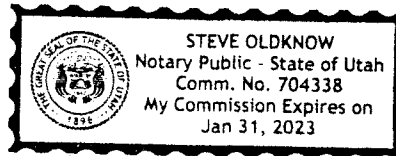
  
BY: Kevin Anglesey  
ITS: Secretary

State of Utah

County of UTAH

On the 26 day of APRIL, 2021, personally appeared before me Kevin Anglesey, who being duly sworn did say that he is the Secretary of Vantaggio Holbrook Industrial, LLC, a Utah limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company and said Kevin Anglesey acknowledged to me that the said limited liability company executed the same.

  
Notary Public



**LEGAL DESCRIPTION  
PREPARED FOR  
HOLBROOK INDUSTRIAL  
LEHI, UTAH  
(April 13, 2021)  
19-0379**

**PROPOSED 18' PUE EXPANSION**

Located in the NE1/4 of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, contained within Lots 102 and 103, HOLBROOK INDUSTRIAL SUBDIVISION according to the official plat thereof recorded November 10, 2020 as Entry No. 178173:2020 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point located on the existing 10' Public Utility & Roadway Construction Easement and Westerly property line of Lot 103, of said HOLBROOK INDUSTRIAL SUBDIVISION, said point being S89°51'40"W 1318.61 feet along the Section line and S00°08'20"E 1,280.90 feet from the Northeast Corner of Section 3, T5S, R1W, SLB&M; thence along the Westerly boundary of said Lot 103, N13°12'19"W 18.48 feet; thence parallel to and 18 feet perpendicularly distant to said 10' Public Utility & Roadway Construction Easement N89°52'42"E 917.12 feet to said 10' Public Utility & Roadway Construction Easement; then along thence along said 10' Public Utility & Roadway Construction Easement the following two (2) courses: (1) S12°10'20"E 18.41 feet, thence (2) S89°52'42"W 916.78 feet to the point of beginning

Contains: 16,507 square feet or 0.38 acres+/-