

PERPETUAL GRANT OF CROSS EASEMENT

This agreement is made this 12th day of February, 2020, by and between **George L. Bori, Sr.**
Aka George Bori, party(ies) of the first part;
and **George Bori**, his successor and/or assigns, party(ies) of the second part;

That for ten dollars and other valuable consideration, the receipt of which is hereby
acknowledged, the parties agree as follows:

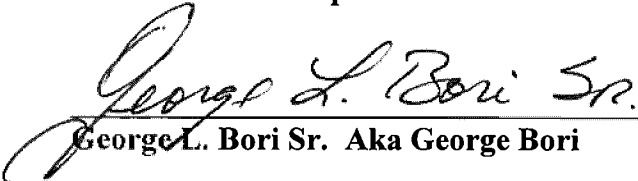
Whereas, the parties hereby grant to each other, their successors and assigns, tenants,
employees customers, and guests, a non exclusive easement for common use of a right of way for
parking, walkway access, and public utilities. Future improvements to public utilities including
telephone and power facilities should be placed within existing conduit and located along side
walls and roofs so as to not affect roof integrity or facade appearance to existing buildings.

Over and across the following described property excepting therefrom all areas covered by
existing buildings or future buildings located in Lehi, Utah County, Utah, to wit:

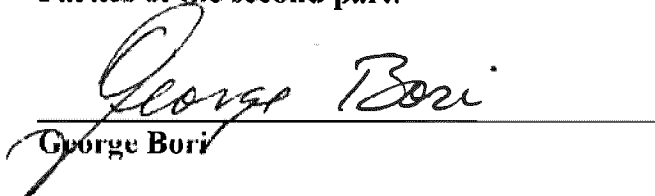
SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THEIR HANDS TO
BE HEREUNTO FIXED, AND THESE PRESENTS TO BE SIGNED AS OF THE DAY AND
YEAR FIRST ABOVE WRITTEN.

Parties of the first part:

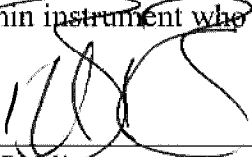

George L. Bori Sr. Aka George Bori

Parties of the second part:

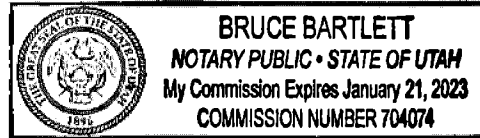

George Bori

State of Utah)
)ss
County of Utah)

On this 12th day of February, 2020, personally appeared before me George L. Bori, Sr., signer of the within instrument who duly acknowledged to me that he/she/they executed the same.

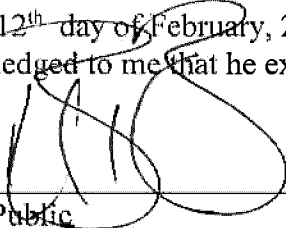


Notary Public



State of Utah)
)ss
County of Utah)

On this 12th day of February, 2020 personally appeared before me George Bori who acknowledged to me that he executed the same.



Notary Public

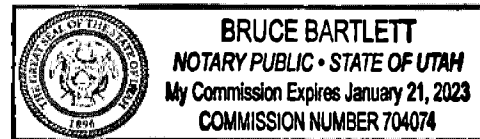


EXHIBIT 'A'

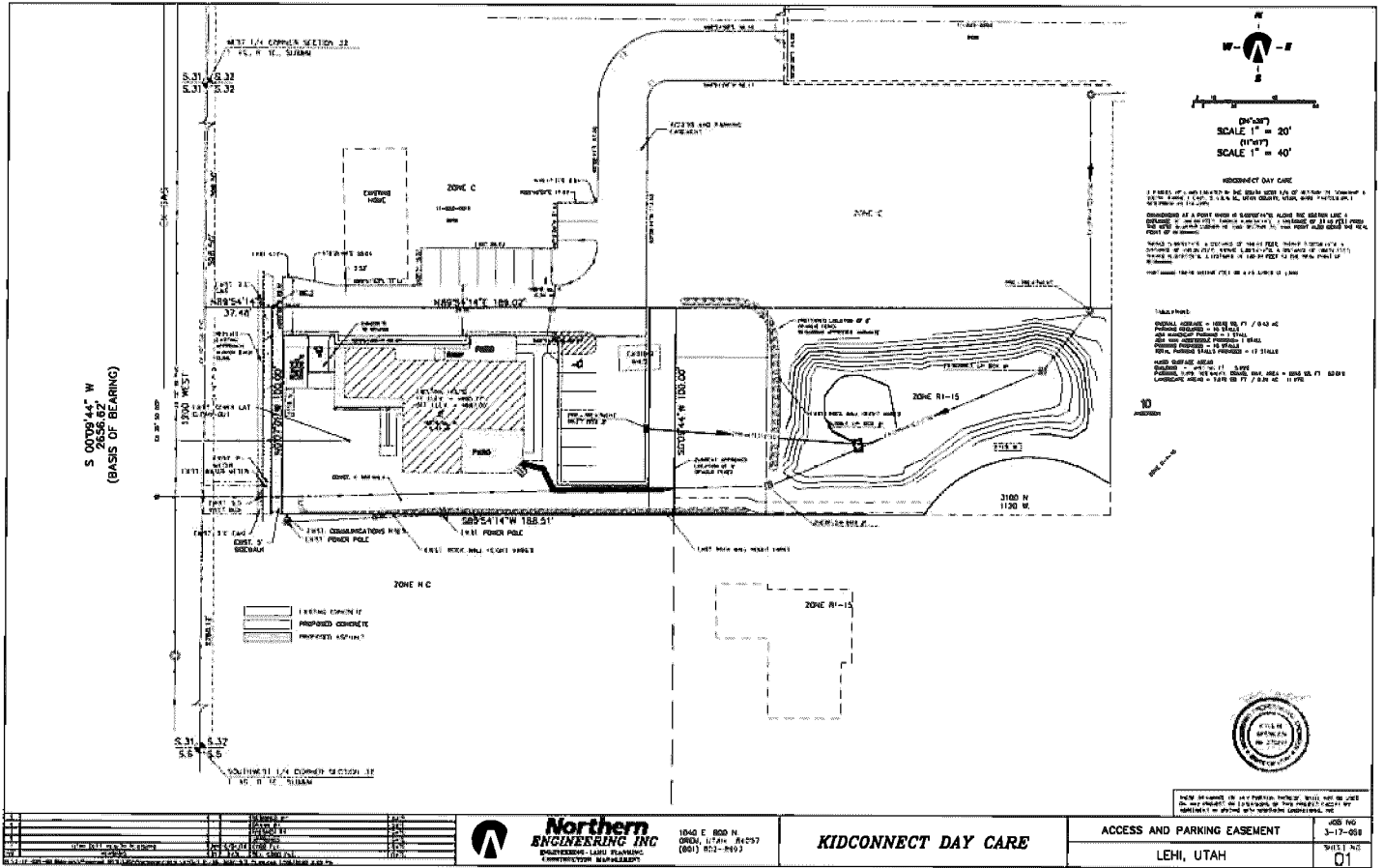
KIDCONNECT DAY CARE ACCESS AND PARKING EASEMENT

A PARCEL OF LAND LOCATED IN THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, S. L.B.& M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS S.00°09'44"W. ALONG THE SECTION LINE A DISTANCE OF 396.50 FEET; THENCE N.89°54'14"E. A DISTANCE OF 37.48 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 32, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE N.00°07'01"W. A DISTANCE OF 14.73 FEET; THENCE EAST A DISTANCE OF 5.12 FEET; THENCE S.78°35'09"E. A DISTANCE OF 20.04 FEET; THENCE N.89°51'43"E. A DISTANCE OF 41.42 FEET; THENCE NORTH A DISTANCE OF 18.07 FEET; THENCE EAST A DISTANCE OF 66.03 FEET; THENCE N.00°10'09"W. A DISTANCE OF 21.93 FEET; THENCE N.89°49'51"E. A DISTANCE OF 17.02 FEET; THENCE N.45°47'31"E. A DISTANCE OF 2.84 FEET; THENCE N.00°09'44"E. A DISTANCE OF 47.20 FEET TO A POINT OF CURVATURE OF A 34.02-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°44'16" AND A CHORD THAT BEARS N.45°01'52"E. A DISTANCE OF 48.01 FEET; THENCE N.89°54'00"E. A DISTANCE OF 56.45 FEET; THENCE S.00°06'00"E. A DISTANCE OF 24.00 FEET; THENCE S.89°54'00"W. A DISTANCE OF 56.47 FEET TO A POINT OF CURVATURE OF A 10.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°44'16" AND A CHORD THAT BEARS S.45°01'52"W. A DISTANCE OF 14.11 FEET; THENCE S.00°09'44"W. A DISTANCE OF 113.53 FEET; THENCE S.89°54'00"W. A DISTANCE OF 174.96 FEET; THENCE N.00°07'01"W. A DISTANCE OF 13.78 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 10,618 SQUARE FEET OR 0.24 ACRES OF LAND.



KIDCONNECT DAY CARE
 1. THIS PLAN, AND ANY OTHER PLAN, SHALL BE SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF LEHI, UTAH, AND ANY OTHER APPLICABLE ORDINANCES.
 2. THE CITY ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES OF THE CITY OF LEHI, UTAH, AND ANY OTHER APPLICABLE ORDINANCES.
 3. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.
 4. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/15/20
2	REVISED PER CITY COMMENTS	11/15/20
3	REVISED PER CITY COMMENTS	11/15/20
4	REVISED PER CITY COMMENTS	11/15/20
5	REVISED PER CITY COMMENTS	11/15/20

Northern ENGINEERING INC
 ENGINEERS, LAND PLANNERS, ARCHITECTS, SURVEYORS
 1840 E. 800 N. OREM, UTAH 84057
 (801) 872-8692

KIDCONNECT DAY CARE

ACCESS AND PARKING EASEMENT	JOB NO. 3-17-008
LEHI, UTAH	SHEET NO. 01