

After Recording Return To:

Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

(Space above for recorders use only)

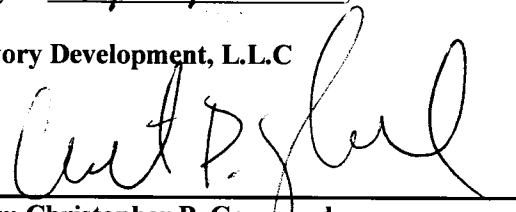
PUBLIC UTILITY EASEMENT

Ivory Development L.L.C., a Utah limited liability company, Grantor, of Salt Lake City, State of Utah, Grantor, hereby grants, conveys and dedicates unto **Saratoga Springs City, a Utah municipal corporation**, Grantee, its successor and/or assigns, a perpetual, non-exclusive Public Utility Easement, the same to be used for the construction, and maintenance, of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, on, over, under, across and through a portion of real property located in ~~Salt Lake~~ ^{Utah} County, State of Utah, being more particularly described and/or shown on Exhibit "A" attached hereto and made a part hereof.

It is understood that at no time shall surface construction be allowed which would interfere with normal utility use, and that if it becomes necessary to relocate said utilities at the instance or request of any public entity or the Grantor, and/or its successors, the costs and expenses incurred thereby will be borne by the Grantor or the entity requiring or requesting the same.

Witness, the hand of said Grantor, this 17th day of April, 2017.

Ivory Development, L.L.C



By: Christopher P. Gamvroulas
Its: President

State of Utah)
 :SS
County of Salt Lake)

On the 17th day of April, 2017, personally appeared before me, Christopher P. Gamvroulas, who being duly sworn did say that he is the President of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company and said Christopher P. Gamvroulas acknowledged to me that the said limited liability company executed the same.

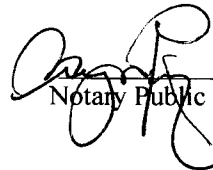
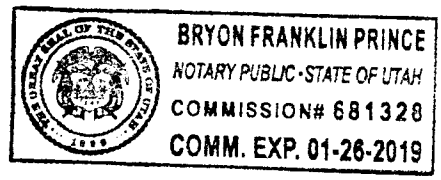

Notary Public

Exhibit "A"**ALHAMBRA DRIVE PUE (NORTH)**

A 10' wide public utility easement located in a portion of the NE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located S89°51'44"W along the Section line 205.93 feet and South 73.40 feet from the Northeast Corner of Section 14, T5S, R1W, S.L.B.& M.; thence Southwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: N80°36'28"W) 18.46 feet through a central angle of 70°31'44" (chord: S44°39'24"W 17.32 feet); thence S79°55'16"W 127.83 feet; thence along the arc of a 222.00 foot radius curve to the right 39.05 feet through a central angle of 10°04'44" (chord: S84°57'38"W 39.00 feet); thence West 264.37 feet; thence along the arc of a 222.00 foot radius curve to the right 51.71 feet through a central angle of 13°20'46" (chord: N83°19'37"W 51.59 feet) to a point of reverse curvature; thence along the arc of a 278.00 foot radius curve to the left 65.38 feet through a central angle of 13°28'26" (chord: N83°23'27"W 65.23 feet); thence N0°02'16"W 10.00 feet; thence Southeasterly along the arc of a 288.00 foot radius non-tangent curve (radius bears: S0°07'31"E) 67.71 feet through a central angle of 13°28'17" (chord: S83°23'22"E 67.56 feet) to a point of reverse curvature; thence along the arc of a 212.00 foot radius curve to the left 49.38 feet through a central angle of 13°20'46"E (chord: S83°19'37"E 49.27 feet); thence East 264.38 feet; thence along the arc of a 212.00 foot radius curve to the left 37.29 feet through a central angle of 10°04'44" (chord: N84°57'38"E 37.24 feet); thence N79°55'16"E 141.97 feet to the point of beginning.

Contains: 5,578+/- s.f.

ALHAMBRA DRIVE PUE (SOUTH)

A 10' wide public utility easement located in a portion of the NE1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located S89°51'44"W along the Section line 441.77 feet and South 166.95 feet from the Northeast Corner of Section 14, T5S, R1W, S.L.B.& M.; thence South 10.00 feet; thence West 205.42 feet; thence along the arc of a 288.00 foot radius curve to the right 67.08 feet through a central angle of 13°20'46" (chord: N83°19'37"W 66.93 feet) to a point of reverse curvature; thence along the arc of a 212.00 foot radius curve to the left 49.96 feet through a central angle of 13°30'10" (chord: N83°24'19"W 49.85 feet); thence N0°02'16"W 10.00 feet; thence Southeasterly along the arc of a 222.00 foot radius non-tangent curve (radius bears: S0°09'04"E) 52.29 feet through a central angle of 13°29'48" (chord: S83°24'08"E 52.17 feet) to a point of reverse curvature; thence along the arc of a 278.00 foot radius curve to the left 64.76 feet through a central angle of 13°20'46" (chord: S83°19'37"E 64.61 feet); thence East 205.42 feet to the point of beginning.

Contains: 3,225+/- s.f.