

WHEN RECORDED MAIL TO:
Westerly Properties, LLC
9971 Redwood Road
Lehi, Utah 84045
Attn: Paul Hardman



ENT 22814:2016 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Mar 18 11:36 am FEE 24.00 BY CS
RECORDED FOR MURDOCK, MARK

Tax id #: 58:021:0162

Public Utility Easement

WESTERLY PROPERTIES, LLC, a Utah limited liability company (the “Grantor”), the undersigned grantor, hereby dedicates a Public Utility Easement (the “Easement”) over, on and through the property more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), for the use and installation of public utility facilities by public utilities, as defined in and in accordance with Utah Code Section 54-3-27, as amended (the “PUE Statute”). The Easement is non-exclusive and may be used by all public utilities according to the terms of the PUE Statute. The respective rights and duties of the grantor and the public utilities are entirely set forth in the PUE Statute. Except as described in the PUE Statute, the grantor shall retain the full use and enjoyment of the Property. This Easement shall constitute a covenant running with the Property and shall be binding on and inure to the benefit of each person or entity who acquires or comes to have an interest in the Property, and their respective grantees, transferees, lessees, heirs, devisees, personal representatives, successors and assigns.

Grantor expressly reserves the right to construct a roadway on the Property and to grant, convey and/or dedicate the Property for public use.

[signature page follows]

IN WITNESS WHEREOF, intending to be legally bound, the grantor executes this Easement to be effective as of this ___ day of March, 2016.

WESTERLY PROPERTY, LLC,
a Utah limited liability company

By: *Paul Hardman*
Name: PAUL Hardman
Title: MANAGER

STATE OF UTAH)

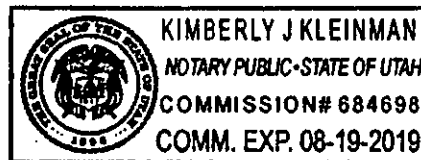
: ss.

COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 17th day of March, 2016, by Paul Hardman, the Manager of Westerly Properties, LLC.

Kimberly J Kleinman

NOTARY SIGNATURE AND SEAL



Hardman Way Roadway

Beginning at a point on the Easterly Right-of-Way Line of Redwood Road, said point being North 89°48'50" East 1,146.26 feet along the section line and South 1,242.26 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 40.90 feet along the arc of a 466.00 foot radius curve to the right (center bears South 05°09'40" East and the chord bears North 87°21'11" East 40.88 feet with a central angle of 05°01'42");

thence North 89°52'02" East 398.09 feet;

thence Southeasterly 10.01 feet along the arc of a 860.00 foot radius curve to the left (center bears North 87°05'12" East and the chord bears South 03°14'49" East 10.01 feet with a central angle of 00°40'02");

thence North 89°52'02" East 91.89 feet;

thence North 06°08'22" West 9.08 feet;

thence North 00°03'23" East 0.97 feet;

thence North 89°52'02" East 1.96 feet;

thence Northeasterly 295.32 feet along the arc of a 384.00 foot radius curve to the left (center bears North 00°07'58" West and the chord bears North 67°50'07" East 288.09 feet with a central angle of 44°03'49");

thence Northeasterly 359.46 feet along the arc of a 466.00 foot radius curve to the right (center bears South 44°11'47" East and the chord bears North 67°54'07" East 350.62 feet with a central angle of 44°11'48");

thence East 1,585.90 feet;

thence Northeasterly 123.46 feet along the arc of a 959.00 foot radius curve to the left (center bears North and the chord bears North 86°18'43" East 123.37 feet with a central angle of 07°22'33");

thence Northeasterly 131.77 feet along the arc of a 1,041.00 foot radius curve to the right (center bears South 07°22'33" East and the chord bears North 86°15'01" East 131.68 feet with a central angle of 07°15'09");

thence North 89°52'36" East 1,137.21 feet;

thence South 00°07'24" East 82.00 feet;

thence South 89°52'36" West 1,137.21 feet;

thence Southwesterly 121.39 feet along the arc of a 959.00 foot radius curve to the left (center bears South 00°07'24" East and the chord bears South 86°15'02" West 121.31 feet with a central angle of 07°15'09");

thence Southwesterly 134.01 feet along the arc of a 1,041.00 foot radius curve to the right (center bears North 07°22'33" West and the chord bears South 86°18'44" West 133.92 feet with a central angle of 07°22'33");

thence West 1,585.90 feet;

thence Southwesterly 296.21 feet along the arc of a 384.00 foot radius curve to the left (center bears South and the chord bears South 67°54'06" West 288.92 feet with a central angle of 44°11'48");

thence Southwesterly 351.82 feet along the arc of a 466.00 foot radius curve to the right (center bears North $44^{\circ}11'48''$ West and the chord bears South $67^{\circ}25'55''$ West 343.52 feet with a central angle of $43^{\circ}15'25''$);

thence North $06^{\circ}08'22''$ West 10.04 feet;

thence South $89^{\circ}50'47''$ West 92.41 feet;

thence Southeasterly 10.10 feet along the arc of a 860.00 foot radius curve to the left (center bears North $82^{\circ}16'06''$ East and the chord bears South $08^{\circ}04'05''$ East 10.10 feet with a central angle of $00^{\circ}40'22''$);

thence South $89^{\circ}52'02''$ West 406.02 feet;

thence Southwesterly 21.09 feet along the arc of a 384.00 foot radius curve to the left (center bears South $00^{\circ}07'58''$ East and the chord bears South $88^{\circ}17'39''$ West 21.08 feet with a central angle of $03^{\circ}08'46''$) to the Easterly Right-of-Way Line of Redwood Road;

thence North $13^{\circ}53'00''$ West 10.17 feet along the Easterly Right-of-Way Line of Redwood Road;

thence North $13^{\circ}53'00''$ West 73.00 feet along the Easterly Right-of-Way Line of Redwood Road to the point of beginning.

Contains 338,922 Square Feet or 7.781 Acres

Water Line Easement – Harman Property

Beginning at a point being North 89°48'50" East 2,655.68 feet along the section line and South 1,075.55 feet from the West Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 20.00 feet;

thence South 00°01'27" East 922.16 feet;

thence South 89°53'38" West 20.00 feet;

thence North 00°01'27" West 922.19 feet to the point of beginning.

Contains 18,444 Square Feet or 0.423 Acres

EN SIGN
THE THINKING AND DRAWING

SALT LAKE CITY, UTAH
476 N. 1075 S., Suite 200
Salt Lake City, UT 84119
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LAYTON
Phone: 801.451.1178

TRIPLE
Phone: 801.451.1178

From 12/31/2016
CEDAR CITY
Phone: 323.251.1151

RICHIE WELLS
Phone: 801.225.7127

WWW.ENSIGNINC.COM

LENI CITY, UTAH

HARDMAN WAY

WATERLINE EXHIBIT

1" = 100' (AS SHOWN)

DATE: 12/15/16

BY: [Signature]

1 OF 1

