



ENT 62078:2021 PG 1 of 3
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Apr 01 2:18 pm FEE 0.00 BY LT
 RECORDED FOR PROVO CITY CORPORATION

WHEN RECORDED, RETURN TO:

Provo City Corporation
 ATTN: Property Coordinator
 351 West Center
 Provo, UT 84601

SEWER LINE EASEMENT

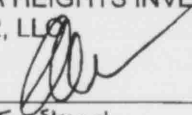
VISTA HEIGHTS INVESTMENTS LOT 2, LLC, a Utah limited liability company, of 259 S. Riverbend Way, Suite 102, North Salt Lake Utah 84053, Grantor, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and grants to **PROVO CITY CORPORATION**, a municipal corporation, with its principal place of business located at 351 West Center, Provo, Utah 84601, Grantee, an easement across the premises of the Grantor for the purpose of maintaining a sanitary sewer line as described as follows:

See Exhibit A and B

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut and remove hazardous timber, trees, brush and other obstructions which may injure or interfere with Grantee's use, occupation, or enjoyment of this easement.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25th day of March, 2021.

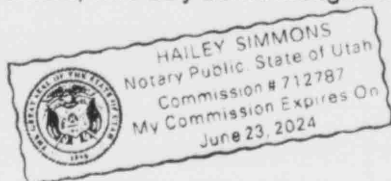
Grantor:
 VISTA HEIGHTS INVESTMENTS
 LOT 2, LLC



 By: Tom Stuart
 Its: Manager

STATE OF UTAH)
 : ss.
 COUNTY OF ~~UTAH~~ Davis

On the 25th day of March, 2021, personally appeared before me, Tom Stuart the Manager Vista Heights Investments Lot 2, LLC, a Utah limited liability company, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.





 NOTARY PUBLIC

Exhibit A**Parcel 1 & Lot 3, New Vista Subdivision Plat "C"**
Sewer Easement Description

A sewer line easement being a strip of land 20.00 – feet in width being a part of Parcel 1 and Lot 3, New Vista Subdivision Plat "C" recorded August 6, 2020 as Entry No. 115098:2020 having Map No. 17198 in the Office of the Utah County Recorder and located in the East Half of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian. Said 20.00-foot wide strip of land lies 10.00 - feet on each side of the following described centerline:

Beginning at a point on the easterly line of said Lot 3, which is 1814.79 feet N. 89°35'40" E. along the Section line and 3340.29 feet South from the North Quarter of said Section 20, said point also being 15.49 feet N. 29°28'41" W. from a southeasterly corner of said Lot 3; thence N. 74°22'50" W. 221.14 feet; thence N. 22°07'23" W. 1546.24 feet; thence N. 20°44'32" E. 199.02 feet to the easterly line of said Parcel 1 and the **Point of Terminus**.

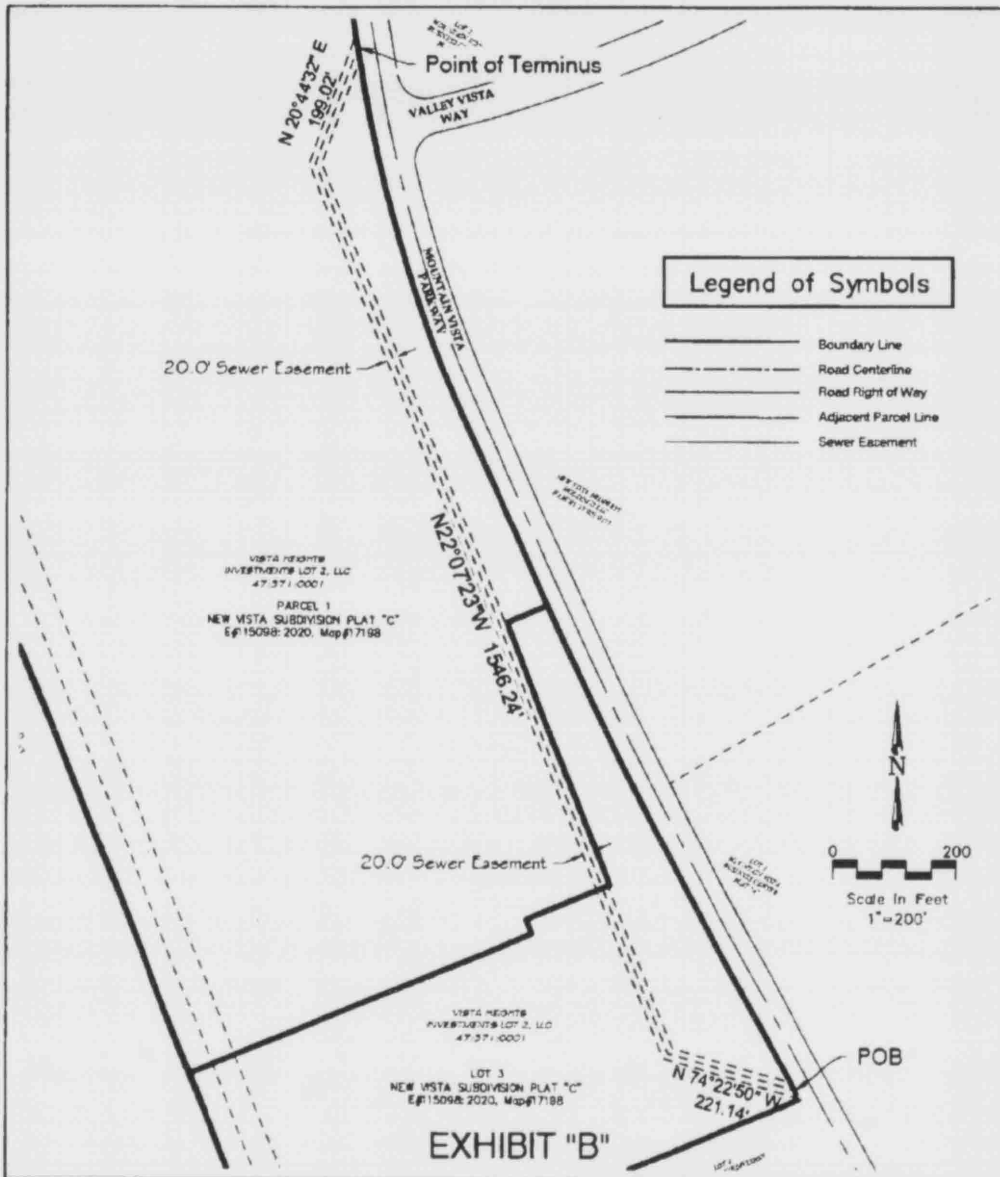
The sidelines of said 20.00 wide strip of land shall be lengthened or shortened to begin on said easterly line of said Lot 3 and terminate on the easterly line of said Parcel 1.

The above-described sewer line easement contains 39,328 sq. ft. in area or 0.902 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: N. 89°35'40" E. per said New Vista Subdivision Plat "C" along the Section line between the North Quarter Corner and the Northeast Corner of said Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian.

Exhibit B



Vista Heights Investments Lot 2, LLC
 Sewer Line Easement
 Assessor Parcel No:
 47:371:0001 & 47:371:0003
 Part of the Easy Half of Section 20
 Sec. 20, T.7S., R.3E., S.L.B.&M.

PREPARED BY:
CIR | CIVIL ENGINEERING + SURVEYING
 3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119
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