

WHEN RECORDED MAIL TO:

Santaquin City Corp.
275 West Main Street
Santaquin, UT 84655

File No.: 152575-DMF

ENT 214953:2021 PG 1 of 7
Andrea Allen
Utah County Recorder
2021 Dec 30 02:16 PM FEE 0.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

RIGHT OF WAY AND EASEMENT GRANT

In Reference to Tax ID Number(s):

32-015-0035, 32-022-0007, 32-021-0066 and 32-016-0083

RIGHT-OF-WAY AND EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration for Ten Dollars and other good and valuable consideration paid to **Utah Summit Partners, LLC**, hereinafter referred to as **GRANTOR**, by **SANTAQUIN CITY**, hereinafter referred to as **GRANTEE**, the receipt and sufficiency of which is hereby acknowledged, the **GRANTOR**, does hereby grant, bargain, sell, transfer, and convey unto the **GRANTEE**, its successors and assigns, a perpetual easement in Utah County, State of Utah for the installation, operation, and/or maintenance of public infrastructure and utilities and necessary appurtenances thereto, including, but not limited to, culinary water and pressure irrigation water utility facilities (hereinafter collectively referred to as the public "Infrastructure"); together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of said easement, and all rights and privileges incident thereto. Said easement being located over portions of four certain entire tracts of land which are recorded as parcel serial number 32:015:0035, 32:022:0007, 32:016:0083, 32:021:0066 at the office of the Utah County Recorder's Office, said portions being described more particularly as follows:

See Exhibit "A"

Subject to recorded and unrecorded easements or right-of-way, if any, which have been established and which now may exist by operation of law upon said land, or any portion thereof.

TO HAVE AND HOLD the same unto the **GRANTEE**, its successors and assign, so long as such facilities shall be operated and/or maintained, with the right of ingress and egress to and from said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal, or replacement of the facilities. The **GRANTOR** shall have the right to use the said premises except for the purposes for which this right-of-way and easement is granted to the **GRANTEE**, provided such use does not interfere with the facilities or any other rights granted to the **GRANTEE** hereunder.


The **GRANTEE** hereby agrees to pay damages or restore or replace in kind, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, operation, maintenance, repair, replacement, or removal of the Infrastructure.

The **GRANTOR** shall not build or construct, nor permit to be built or constructed, any building or similar improvement over, across, or under the said Easement without written consent of the **GRANTEE**. This easement grant shall be binding upon **GRANTOR**, his successors and assigns, and shall constitute a covenant running with the land for the benefit of the **GRANTEE**, its successors and assigns, and may be assigned in whole or in part by the **GRANTEE**

It is hereby understood that any parties securing this grant on behalf of the **GRANTEE** are without authority to make any representations, covenants, or agreements not herein expressed.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 23
day of December, 2021

Grantor,
Utah Summit Partners, LLC



KEVIN ANGLESEY, Manager

COUNTY OF UTAH)
 :SS
STATE OF UTAH)

On this 23 day of December, 2021, personally appeared before me, **Kevin Anglesey**,
Manager of Utah Summit Partners, LLC, the owner of real property, Utah County Parcel #'s
32:021:0066, 32:022:0007, 32:016:0083, and 32:015:0035, who duly acknowledged to me that
he executed the above document on behalf of himself.





Notary Public

EXHIBIT A

LEGAL DESCRIPTIONS

30' CITY UTILITY EASEMENT - DESCRIPTION

BEGINNING AT A POINT THAT IS S.89°05'23"W. ALONG THE SECTION LINE 203.37 FEET AND SOUTH 172.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 50° 30' 14" E FOR A DISTANCE OF 30.00 FEET TO A POINT ON A LINE. THENCE, S 40° 09' 10" W FOR A DISTANCE OF 476.18 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 24' 18", HAVING A RADIUS OF 130.00 FEET, AND WHOSE LONG CHORD BEARS S 55° 51' 19" W FOR A DISTANCE OF 70.37 FEET. THENCE, S 71° 33' 28" W FOR A DISTANCE OF 19.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 64° 00' 40", HAVING A RADIUS OF 390.00 FEET, AND WHOSE LONG CHORD BEARS N 76° 26' 12" W FOR A DISTANCE OF 413.40 FEET. THENCE, N 44° 25' 52" W FOR A DISTANCE OF 195.31 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 39° 16' 20", HAVING A RADIUS OF 280.00 FEET, AND WHOSE LONG CHORD BEARS N 24° 47' 42" W FOR A DISTANCE OF 188.19 FEET. THENCE, N 05° 09' 32" W FOR A DISTANCE OF 546.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 34° 47' 48", HAVING A RADIUS OF 70.00 FEET, AND HOSE LONG CHORD BEARS N 22° 33' 26" W FOR A DISTANCE OF 41.86 FEET. THENCE, N 39° 57' 20" W FOR A DISTANCE OF 398.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 61° 48' 18", HAVING A RADIUS OF 343.34 FEET, AND WHOSE LONG CHORD BEARS N 09° 03' 11" W FOR A DISTANCE OF 352.67 FEET. THENCE, N 21° 50' 57" E FOR A DISTANCE OF 25.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 32° 45' 44", HAVING A RADIUS OF 382.71 FEET, AND WHOSE LONG CHORD BEARS N 05° 28' 06" E FOR A DISTANCE OF 215.87 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 31' 14", HAVING A RADIUS OF 5030.00 FEET, AND WHOSE LONG CHORD BEARS N 09° 09' 09" W FOR A DISTANCE OF 309.03 FEET. THENCE, N 07° 23' 32" W FOR A DISTANCE OF 55.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07° 37' 44", HAVING A RADIUS OF 5030.00 FEET, AND WHOSE LONG CHORD BEARS N 03° 34' 40" W FOR A DISTANCE OF 669.25 FEET. THENCE, N 00° 14' 12" E FOR A DISTANCE OF 72.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06° 12' 44", HAVING A RADIUS OF 2904.71 FEET, AND WHOSE LONG CHORD BEARS N 03° 20' 35" E FOR A DISTANCE OF 314.79 FEET. THENCE, N 06° 26' 57" E FOR A DISTANCE OF 124.61 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 23' 01", HAVING A RADIUS OF 11199.46 FEET, AND WHOSE LONG CHORD BEARS N 06° 38' 27" E FOR A DISTANCE OF 74.96 FEET. THENCE, N 06° 49' 58" E FOR A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH

AN ANGLE OF $32^{\circ} 34' 47''$, HAVING A RADIUS OF 759.07 FEET, AND WHOSE LONG CHORD BEARS $N 23^{\circ} 07' 21'' E$ FOR A DISTANCE OF 425.83 FEET. THENCE, $N 39^{\circ} 24' 44'' E$ FOR A DISTANCE OF 6.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $39^{\circ} 33' 05''$, HAVING A RADIUS OF 664.12 FEET, AND WHOSE LONG CHORD BEARS $N 19^{\circ} 38' 12'' E$ FOR A DISTANCE OF 449.40 FEET. THENCE, $N 00^{\circ} 08' 21'' W$ FOR A DISTANCE OF 65.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $46^{\circ} 01' 53''$, HAVING A RADIUS OF 634.91 FEET, AND WHOSE LONG CHORD BEARS $N 22^{\circ} 52' 36'' E$ FOR A DISTANCE OF 496.48 FEET. THENCE, $N 45^{\circ} 53' 32'' E$ FOR A DISTANCE OF 511.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $33^{\circ} 14' 37''$, HAVING A RADIUS OF 646.93 FEET, AND WHOSE LONG CHORD BEARS $N 62^{\circ} 30' 50'' E$ FOR A DISTANCE OF 370.11 FEET. THENCE, $N 79^{\circ} 08' 09'' E$ FOR A DISTANCE OF 5.75 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $05^{\circ} 08' 09''$, HAVING A RADIUS OF 386.49 FEET, AND WHOSE LONG CHORD BEARS $N 76^{\circ} 34' 04'' E$ FOR A DISTANCE OF 34.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, $S 39^{\circ} 17' 00'' E$ FOR A DISTANCE OF 32.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $06^{\circ} 54' 01''$, HAVING A RADIUS OF 416.49 FEET, AND WHOSE LONG CHORD BEARS $S 75^{\circ} 41' 08'' W$ FOR A DISTANCE OF 50.13 FEET. THENCE, $S 79^{\circ} 08' 09'' W$ FOR A DISTANCE OF 5.75 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $33^{\circ} 14' 37''$, HAVING A RADIUS OF 616.93 FEET, AND WHOSE LONG CHORD BEARS $S 62^{\circ} 30' 50'' W$ FOR A DISTANCE OF 352.95 FEET. THENCE, $S 45^{\circ} 53' 32'' W$ FOR A DISTANCE OF 511.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $46^{\circ} 01' 53''$, HAVING A RADIUS OF 604.91 FEET, AND WHOSE LONG CHORD BEARS $S 22^{\circ} 52' 36'' W$ FOR A DISTANCE OF 473.02 FEET. THENCE, $S 00^{\circ} 08' 21'' E$ FOR A DISTANCE OF 65.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $39^{\circ} 33' 05''$, HAVING A RADIUS OF 694.12 FEET, AND WHOSE LONG CHORD BEARS $S 19^{\circ} 38' 12'' W$ FOR A DISTANCE OF 469.70 FEET. THENCE, $S 39^{\circ} 24' 44'' W$ FOR A DISTANCE OF 6.05 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $32^{\circ} 34' 47''$, HAVING A RADIUS OF 729.07 FEET, AND WHOSE LONG CHORD BEARS $S 23^{\circ} 07' 21'' W$ FOR A DISTANCE OF 409.00 FEET. THENCE, $S 06^{\circ} 49' 58'' W$ FOR A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $00^{\circ} 23' 01''$, HAVING A RADIUS OF 11169.46 FEET, AND WHOSE LONG CHORD BEARS $S 06^{\circ} 38' 27'' W$ FOR A DISTANCE OF 74.76 FEET. THENCE, $S 06^{\circ} 26' 57'' W$ FOR A DISTANCE OF 124.61 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $06^{\circ} 12' 44''$, HAVING A RADIUS OF 2874.71 FEET, AND WHOSE LONG CHORD BEARS $S 03^{\circ} 20' 35'' W$ FOR A DISTANCE OF 311.54 FEET. THENCE, $S 00^{\circ} 14' 12'' W$ FOR A DISTANCE OF 72.85 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $07^{\circ} 37' 44''$, HAVING A RADIUS OF 5000.00 FEET, AND WHOSE LONG CHORD BEARS $S 03^{\circ} 34' 40'' E$ FOR A DISTANCE OF 665.26 FEET.

THENCE, S 07° 23' 32" E FOR A DISTANCE OF 55.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 03° 31' 14", HAVING A RADIUS OF 5000.00 FEET, AND WHOSE LONG CHORD BEARS S 09° 09' 09" E FOR A DISTANCE OF 307.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 32° 45' 44", HAVING A RADIUS OF 412.71 FEET, AND WHOSE LONG CHORD BEARS S 05° 28' 06" W FOR A DISTANCE OF 232.79 FEET. THENCE, S 21° 50' 57" W FOR A DISTANCE OF 25.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 61° 48' 18", HAVING A RADIUS OF 313.34 FEET, AND WHOSE LONG CHORD BEARS S 09° 03' 11" E FOR A DISTANCE OF 321.85 FEET. THENCE, S 39° 57' 20" E FOR A DISTANCE OF 398.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 47' 48", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS S 22° 33' 26" E FOR A DISTANCE OF 59.80 FEET. THENCE, S 05° 09' 32" E FOR A DISTANCE OF 546.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 39° 16' 20", HAVING A RADIUS OF 250.00 FEET, AND WHOSE LONG CHORD BEARS S 24° 47' 42" E FOR A DISTANCE OF 168.02 FEET. THENCE, S 44° 25' 52" E FOR A DISTANCE OF 195.31 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 64° 00' 40", HAVING A RADIUS OF 360.00 FEET, AND WHOSE LONG CHORD BEARS S 76° 26' 12" E FOR A DISTANCE OF 381.60 FEET. THENCE, N 71° 33' 28" E FOR A DISTANCE OF 19.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31° 24' 18", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS N 55° 51' 19" E FOR A DISTANCE OF 54.13 FEET. THENCE N 40° 09' 10" E A DISTANCE OF 475.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 209,623 SQ FT AND 4.81 ACRES.

