

When recorded return to:
L. Morray Yates
1985 Covey View Ct.
Salt Lake City, Utah 84106
Fax: (801) 466-1516

GRANT OF EASEMENT

L. Morray Yates (Grantor), hereby CONVEYS TO Lehi City, a Utah municipal corporation (Grantee) and it's assigns, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual public utility easement for the construction, operation, maintenance, inspection, repair, relocation, reasonable rights of ingress and egress, and replacement of various public utilities, said easement more particularly described as follows:

This property is located in the Southeast Quarter of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The basis of bearings for this description is North 89°50'31" West from the monument marking the Southeast corner of said Section 16 to the monument marking the South quarter corner of said Section 16.

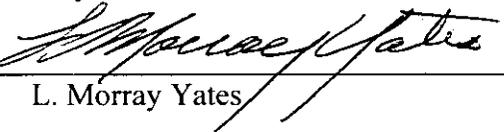
Beginning at a point on the westerly right of way line of 850 East, a 70 foot wide road, said point being North 1254.15 feet and West 1376.95 feet, to a point on an existing fence at the southwest corner of Grantors land, and S 89°31'06" E 75.66 feet and N 01°09'41" W 26.74 feet and N 83°55'50" E 105.78 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence along said westerly right of way of 850 East the following four (4) calls: (1) N 35°00'00" W 170.20 feet; (2) 95.60 feet along the arc of a 385.68 foot radius curve to the right (chord bears N 27°53'56" W 95.36 feet); (3) N 20°47'51" W 69.50 feet; (4) 33.84 feet along the arc of a 211.00 foot radius curve to the right (chord bears N 16°12'11" W 33.80 feet) to a point on the Grantor's west property line; thence S 00°37'56" W, along said west line, 34.78 feet; thence along a line parallel to and 10 feet offset from said westerly right of way line of 850 East the following three (3) calls: (1) S 20°47'51" E 70.82 feet; (2) 98.08 feet along the arc of a 395.68 foot radius curve to the left (chord bears N 27°53'56" W 97.83 feet); (3) S 35°00'00" E 164.67 feet to the Grantor's south property line; thence N 83°55'50" E, along said property line, 11.43 feet to the point of beginning. Contains an area of 3,499 square feet.

See map attached as Exhibit A.

Grantee will restore and replace to original condition any improvements or vegetation damaged or disturbed by Grantees' use of this easement.

In witness whereof, the Grantor has executed this Grant of Easement this 31st day of March, 2008.

L. Morray Yates

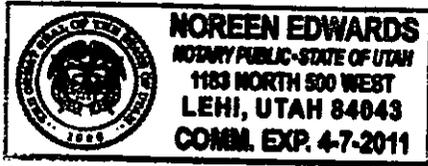
By 
L. Morray Yates

ACKNOWLEDGMENT

STATE OF Utah)

County of Utah)
SS.

This instrument was acknowledged before me on this 31 day of March,
2008, by Murray Yates, as Grantor
of self.



Noreen Edwards

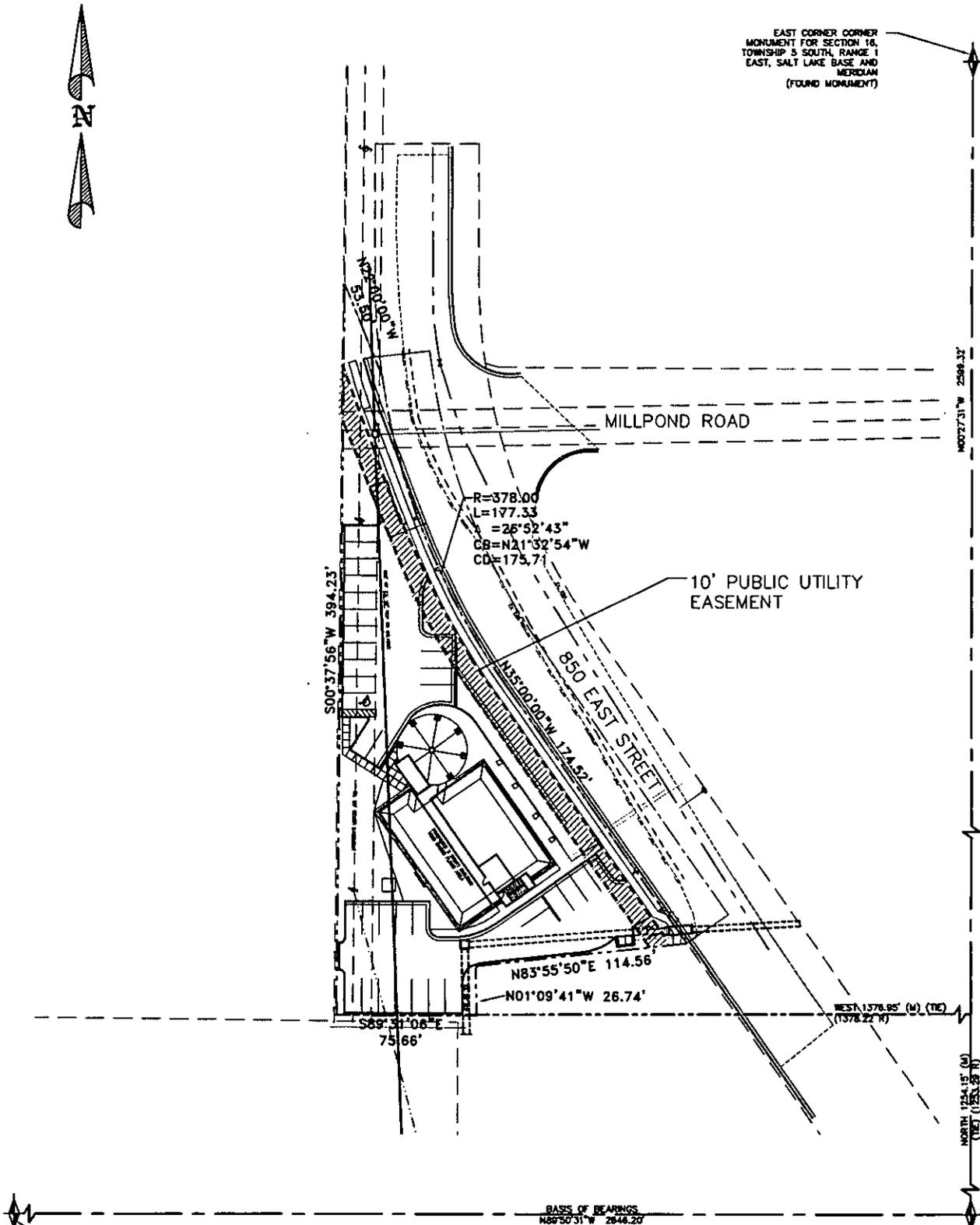
Notary Public

My commission expires: 4-7-11

EXHIBIT A

ENT 42351:2008 PG 3 of 3

10' PUBLIC UTILITY EASEMENT



PROJECT NAME
**YATES BUSINESS PARK
10' PUBLIC UTILITY EASEMENT**

DATE
03/28/08

SCALE
NO SCALE

SHEET
1 OF 1