

After recording, return to:

Mark Steele  
Rocky Mountain Power  
70 North 200 East  
American Fork, UT 84003



ENT 107359:2022 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Oct 05 2:29 pm FEE 40.00 BY CS  
RECORDED FOR WF2 PUE

**PUBLIC UTILITY EASEMENT**

**WF 2 Utah, LLC** (“herein after the GRANTOR) for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all Public Utilities (“herein after the GRANTEES), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27, a perpetual Public Utility Easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (herein after the FACILITIES) as GRANTEES may require upon, over, under and across a parcel of GRANTOR’S land situated in the County of Utah State of Utah, more particularly described as follows and as more particularly described and/or shown on Exhibit “A” attached hereto and by this reference made a part hereof:

**WILDFLOWER VILLAGE 7 PLAT R-4 10’ PUBLIC UTILITY EASEMENT**

A portion of the Southeast Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S00°20'24"W along the Section Line 614.37 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a non-tangent curve to the left 483.01 feet with a radius of 783.50 feet through a central angle of 35°19'19", chord: S48°08'07"W 475.40 feet; thence S30°28'27"W 135.70 feet; thence along the arc of a curve to the right 178.61 feet with a radius of 770.50 feet through a central angle of 13°16'56", chord: S37°06'55"W 178.21 feet; thence N41°30'14"W 10.03 feet; thence along the arc of a non-tangent curve to the left 175.47 feet with a radius of 760.50 feet through a central angle of 13°13'11", chord: N37°05'02"E 175.08 feet; thence N30°28'27"E 135.70 feet; thence along the arc of a curve to the right 493.74 feet with a radius of 793.50 feet through a central angle of 35°39'04", chord: N48°17'59"E 485.81 feet to the East line of the Southeast Quarter of Said Section 9; thence along said Section line S00°20'24"W 10.98 feet to the point of beginning.

Contains: ±0.18 Acres  
8,011 Sq. Ft.

**WILDFLOWER VILLAGE 7 PLAT R-4 10’ PUBLIC UTILITY EASEMENT**

A portion of the Southeast Quarter of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S00°20'24"W along the Section Line 948.75 feet and West 2087.30 feet from the East Quarter Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a non-tangent curve to the right 65.68 feet with a radius of 770.50 feet through a central angle of 04°53'04", chord: N34°06'04"W 65.66 feet to a point of reverse curve; thence along the arc of a curve to the left 596.23 feet with a radius of 968.50 feet through a central angle of 35°16'22", chord: N49°17'43"W 586.86 feet to a point of reverse curve; thence along the arc of a curve to the right 16.77 feet with a radius of 12.00 feet through a central angle of 80°03'36", chord: N26°54'06"W 15.44 feet to a point of cusp; thence along the arc of a non-tangent curve to the right 614.21 feet with a radius of 978.50 feet through a central angle of 35°57'54", chord: S49°38'29"E 604.18 feet to a point of reverse

curve; thence along the arc of a curve to the left 65.16 feet with a radius of 760.50 feet through a central angle of 04°54'32", chord: S34°06'48"E 65.14 feet; thence S55°18'58"W 10.01 feet to the point of beginning.

Contains: ±0.15 Acres  
6,736 Sq. Ft.

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above described property with such equipment as is necessary to Complete all activities in connection with the purposes for which this easement has been granted. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better.

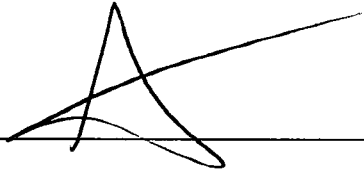
GRANTOR reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all City, State and Federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Signed and delivered this 3rd day of October, A.D., 2022.

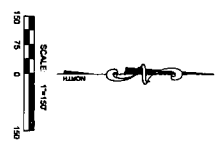
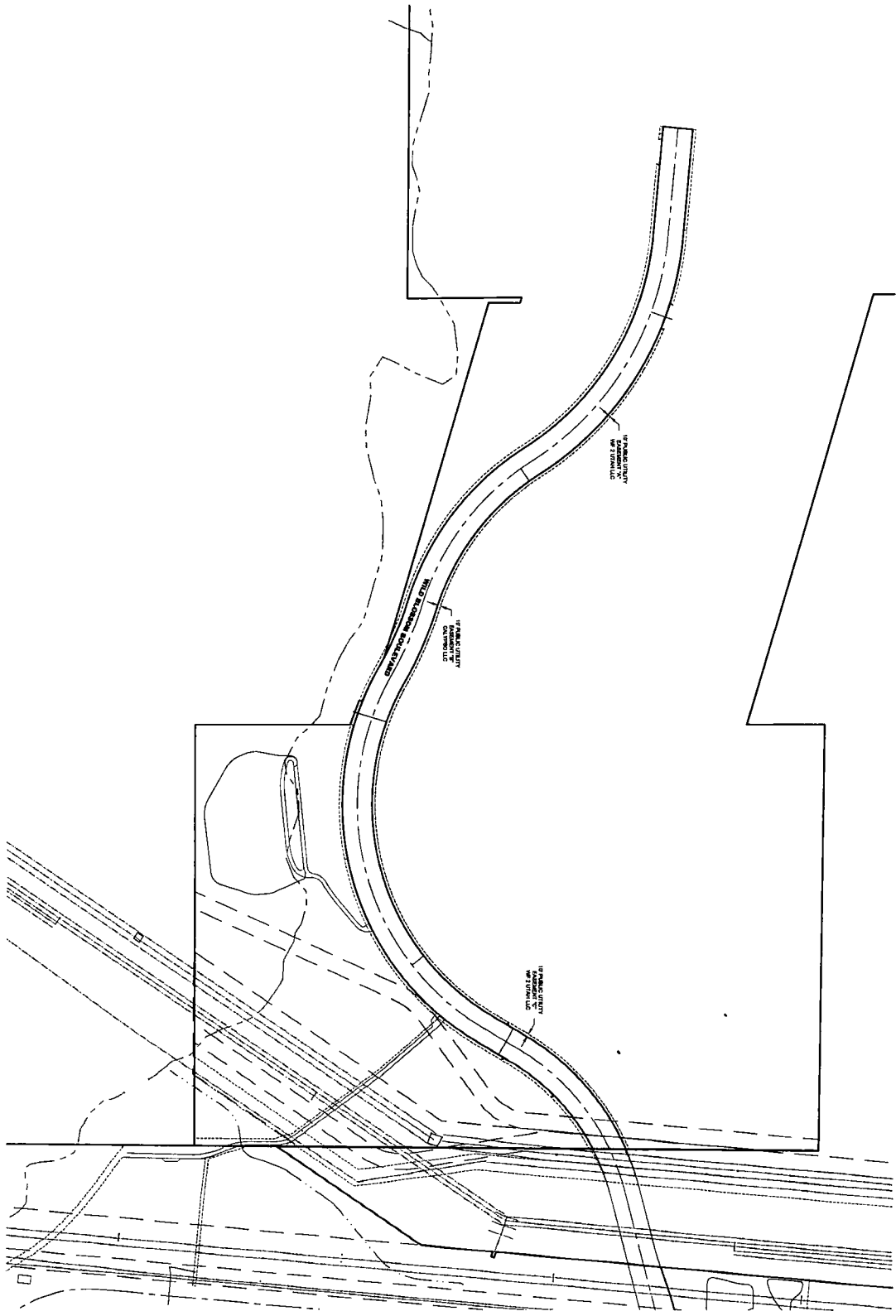
Grantor: WF 2 Utah, LLC

BY: 

TITLE: Manager



LAND SURVEYOR'S SEAL AND CURRICULAR INFORMATION REQUIRED BY THE STATE BOARD OF SURVEYORS AND LAND SURVEYORS AT ALL TIMES. 2017 APR 11 10:00 AM



**WILDFLOWER**  
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
**VILLAGE 7 PLAT R-4 PUBLIC UTILITY EASEMENTS**

**LPT**  
 A Utah Corporation  
**ENGINEERS  
 SURVEYORS  
 PLANNERS**  
 3202 N. Main Street  
 Provo, UT 84606  
 Phone: 801.738.9383  
 Fax: 801.738.9385  
 www.lptinc.com

DATE: 3-14-2022  
 SCALE: 1"=150'  
 SHEET: 1