



ENT 123453:2022 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 08 2:02 pm FEE 40.00 BY KR
RECORDED FOR CEDAR CORNERS

When Recorded, Please Return To
Cedar Corners Management Group
947 S. 500 E. Suite 300
American Fork, UT 84003

(Space above for Recorder's use only.)

EASEMENT AGREEMENT

THE UNDERSIGNED grantor owns portions of real property situated and located in Utah County, State of Utah and more particularly described on Exhibit A attached hereto (the "Burdened Property"), and does hereby convey, grant, and release to Cedar Corners Management, LLC, LLC, a Utah limited liability company, and its successors and assigns ("Grantee") which owns the real property situated and located in Utah County, State of Utah and more particularly described on Exhibit B attached hereto (the "Benefitted Property") the following easements with respect to the Burdened Property more particularly described and depicted as the highlighted roadway on Exhibit C attached hereto (the "Easement Property"): .

- (a) a perpetual non-exclusive easement and right-of-way for access, ingress and egress, over, across, under and through the Easement Property; and
- (b) a perpetual non-exclusive easement and right-of-way over, across, under and through the Easement Property for the installation, construction, operation, maintenance, repair, replacement and renewal of any and all utility lines and related facilities within the Benefitted Property, wherever said utility lines may from time to time be located, including without limitation gas, electrical, telephone, cable, internet, sewer and water utilities and related equipment and facilities. Such easement includes a temporary easement during any maintenance or construction of 20 feet on either side of the Burdened Property to the extent owned by the Grantor executing this instrument. Such temporary construction easement shall expire on the date the improvements described herein are completed, or as otherwise agreed to herein.

It is intended that each of the easements set forth herein shall run with the land and create equitable servitudes in favor of the Benefitted Property, shall bind every person having any fee, leasehold or other interest in the Burdened Property and shall inure to the benefit of the owners of the Benefitted Property and their respective successors, assigns, heirs, and personal representatives.

Grantor and Grantee hereby agree that at such time as the Burdened Property becomes a dedicated roadway for the general use of the public, this easement shall be terminated so long as the use of any utilities for the Benefitted Property shall not be disrupted.

DATED November 11, 2022.

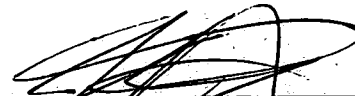
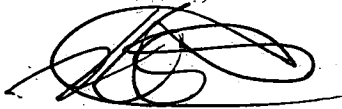
IN WITNESS WHEREOF, the undersigned have executed this Easement Agreement on the date first set forth above.

GRANTOR

GRANTEE

CEDAR CORNERS
MANAGEMENT, LLC

CEDAR CORNERS
MANAGEMENT, LLC



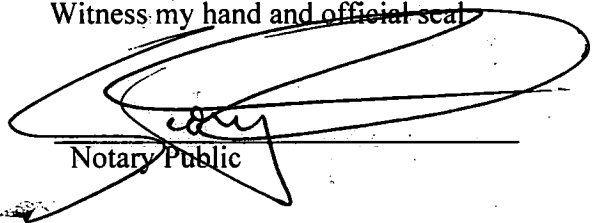
By: Heath Johnston
Title: Manager

By: Heath Johnston
Title: Manager

State of Utah)
)ss
County of Utah)

On this 11th day of November 2022, personally appeared before me, Heath Johnston, who being duly sworn, did say that he is a Manager of Cedar Corners Management, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Heath Johnston, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal



Notary Public

Exhibit A
To
Easement Agreement

(Legal Description of Burdened Property)

The following real property located in Utah County, Utah, and more particularly described as:

Commencing North 8.21 feet and West 989.75 feet from the Northwest Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°31'31" East 53.07 feet; thence South 0°33'30" West 349.89 feet; thence along the arc of a 1771 foot radius curve to the left (chord bears South 3°29'05" East a distance of 249.72 feet); thence South 89°47'40" East 256.80 feet; thence South 0°19'22" West 734.64 feet; thence North 89°35'05" West 223.2 feet; thence along the arc of a 20 foot radius curve to the right (chord bears North 22°38'27" West a distance of 15.62 feet); thence North 0°20'39" East 298.01 feet; thence South 87°21'54" West 53.07 feet; thence North 0°20'39" East 169.57 feet; thence along the arc of a 947 foot radius curve to the left (chord bears North 4°46'21" West 168.92 feet); thence along the arc of a 1850.5 foot radius curve to the right (chord bears North 4°39'56" West a distance of 336.96 feet); thence North 0°33'30" East 349.77 feet to the point of beginning. (Tax No. 59-007-0115)

Commencing South 298.75 feet and East 558.42 feet from the Northwest Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°47'39" East 26.5 feet; thence South 0°24'42" West 448.20 feet; thence South 83°13'33" West 26.70 feet; thence North 0°24'42" East 451.44 feet to the point of beginning. (Tax No. 59-007-0102)

Commencing South 0°28'03" West 25.60 feet from the Northwest Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°31'31" East 540.61 feet; thence along the arc of a 20 foot radius curve to the right (chord bears South 44°33'25" East 28.27 feet); thence South 0°24'42" West 115.80 feet; thence North 88°40'36" East 26.49 feet; thence South 0°24'42" West 133.43 feet; thence North 89°47'40" West 26.49 feet; thence South 0°24'42" West 451.45 feet; thence North 89°47'40" West 96.03 feet; thence North 89°47'41" West 95.11 feet; thence North 89°47'40" West 95.11 feet; thence North 89°47'40" West 95.11 feet; thence North 74°51'23" West 66.33 feet; thence North 37°55'12" West 69.02 feet; thence North 30°41'25" West 98.76 feet; thence North 36°07'21" West 100.36 feet; thence North 38°33'31" West 53.00 feet; thence South 51°42'00" West 737.04 feet; thence along the arc of a 673.43 foot radius curve to the left (chord bears North 47°34'20" West a distance of 165.98 feet); thence South 35°21'08" West 130 feet; thence along the arc of a 543.5 foot radius curve to the left (chord bears North 60°51'04" West a distance of 117.45 feet); thence along the arc of a 356.5 foot radius curve to the right (chord bears North 52°40'24" West a distance of 177.09 feet); thence North 89°34'01" West 57.32 feet; thence North 0°25'45" East 740.85 feet; thence South 89°30'01" East 1336.60 feet to the beginning. (Tax No. 59-044-0177)

Commencing South 4.86 feet and East 587.02 feet from the Northwest Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°31'31" East 1082.20 feet; thence South 0°33'57" West 45.26 feet; thence along the arc of a 20 foot radius curve to the left (chord bears North 46°17'40" West a distance of 27.39 feet); thence North 89°31'31" West 1015.60 feet; thence along the arc of a 20 foot radius curve to the left (chord bears South 45°26'35" West a distance of 28.30 feet); thence South 0°24'42" West 692.28 feet; thence South 83°13'32" West 26.73 feet; thence North 0°24'42" East 742.16 feet to the point of beginning. (Tax No. 59-007-0114)

Commencing at the Northwest Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°31'31" East 587.06 feet; thence South 0°24'42" West 160.54 feet; thence South 88°40'36" West 26.50 feet; thence North 0°24'42" East 115.80 feet; thence along the arc of a 20 foot radius curve to the left (chord bears North 44°33'24" West a distance of 28.27 feet); thence North 89°31'31" West 540.61 feet; thence North 0°28'18" East 25.64 feet to the point of beginning. (Tax No. 59-007-0098)

Exhibit B
To
Easement Agreement

(Legal Description of Benefitted Property)

The following real property located in Utah County, Utah, and more particularly described as:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 1669.28 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°33'30" WEST 349.81 FEET; THENCE SOUTHEASTERLY 332.60 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 04°39'56" EAST 332.14 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°21'54" EAST 53.07 FEET; THENCE NORTH 00°20'39" EAST 166.90 FEET; THENCE NORTHWESTERLY 183.34 FEET ALONG THE ARC OF A 1026.50 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 04°46'21" WEST 183.10 FEET); THENCE NORTHWESTERLY 322.93 FEET ALONG THE ARC OF A 1771.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS NORTH 04°39'56" WEST 322.48 FEET); THENCE NORTH 00°33'30" EAST 349.88 FEET; THENCE NORTH 89°31'31" WEST 53.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.247 ACRES, MORE OR LESS.

ALSO:

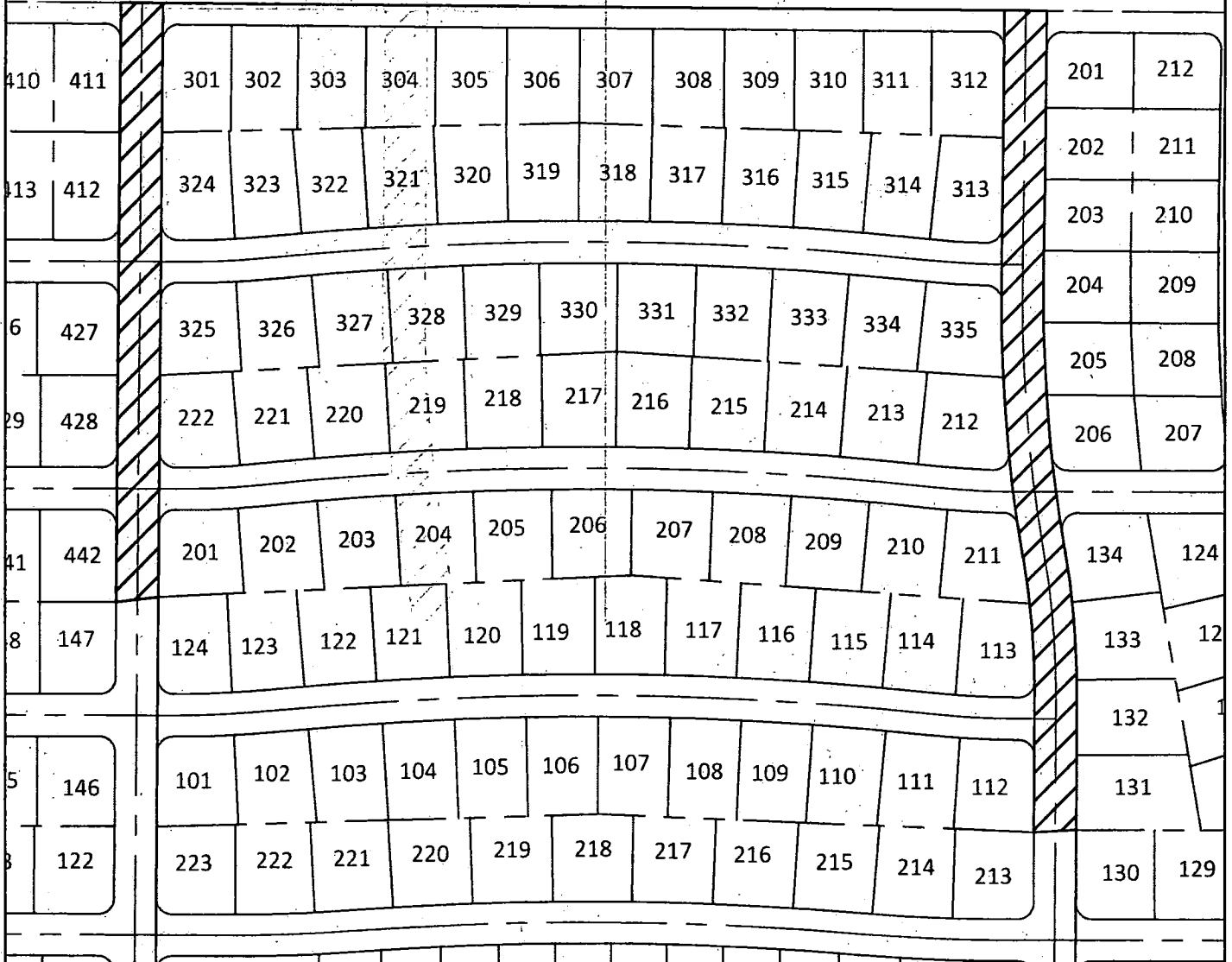
BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 560.56 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°24'42" WEST 745.54 FEET; THENCE NORTH 83°13'33" EAST 53.42 FEET; THENCE NORTH 00°24'42" EAST 738.80 FEET; THENCE NORTH 89°31'31" WEST 53.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.903 ACRES, MORE OR LESS.

SUNSET FLATS PHASE B ROADS



EXHIBIT C To Easement Agreement

The following real property located in Utah County, Utah, and particularly depicted as follows:



WILDING
ENGINEERING

14781 SOUTH HERITAGE CREEK WAY
BLUFFDALE, UTAH 84065
801.983.8113
WWW.WILDINGENGINEERING.COM