866-17 ATM

WHEN RECORDED, MAIL TO: City of Orem 56 North State Street Orem, Utah 84057

MAIL COPY TO: Utah Transit Authority PO Box 30810 Salt Lake City, Utah 84130-0810 ENT 167350: 2020 PG 1 of 3

Jeffery Smith

Utah County Recorder

2020 Oct 26 02:30 PM FEE 0.00 BY IP

RECORDED FOR National Title Agency of Utah, Inc.
ELECTRONICALLY RECORDED

## Easement (LIMITED LIABILITY COMPANY)

**Utah County** 

Tax ID No. 45:487:0001 Pin No. 10266 Project No. S-0265(23)3 Parcel No. 0265:119:2E

Boyer Lake Pointe, L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to the CITY OF OREM, at 56 North State Street, Orem, Utah 84057, Grantee, for the sum of <u>TEN (\$10.00)</u> Dollars, and other good and valuable consideration, the following described easement in <u>Utah</u> County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, situate in Lot 1, Plat "B", Lake Pointe Shopping Center Subdivision, according to the official plat thereof recorded June 22, 2010 as Entry No. 51439, Map No. 13268-145, situate in the NW1/4NE1/4 of Section 27, T.6S., R.2E., S.L.B.&M., for the purpose of constructing and maintaining thereon, public utilities and appurtenant parts thereof, incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.

Beginning at a point on the easterly project right of way line of 400 West Street in Orem, Utah, which point is 74.75 feet S. 89°08'17" E. along the section line and 25.35 feet South and 415.72 feet S. 04°40'27" E. from the North Quarter Corner of said Section 27, which point is also 51.50 feet radially distant easterly from the control line of

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Project No. S-0265(23)3 Parcel No. 0265:119:2E

said 400 West Street, opposite Engineer Station 1306+94.25; thence N. 88°41'23" E. 4.00 feet; thence S. 01°18'37" E. 4.00 feet; thence S. 88°41'23" W. 4.00 feet to the easterly project right of way line of said 400 West Street; thence along said project right of way line N. 01°18'37" W. 4.00 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 16 square feet, more or less.

(Note: Rotate above bearings counterclockwise 00°14'36" to equal project bearings.)

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Parcel No. 0265:119:2E

IN WITNESS WHEREOF, said Boyer Lake Pointe, L.C., a Utah limited liability company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 20 day of \_\_\_\_\_\_\_, A.D. 20 20\_.

Boyer Lake Pointe, L.C., a Utah limited liability company

MICHELLE C. GEDDE
Notary Public State of Utah
My Commission Expires on:
September 6, 2023
Comm. Number: 707775

By: Boyer Lake Pointe Manager, Inc.

a Utah corporation

Its: Manager

By: H. Roger Boyer, President

STATE OF Washington ) ss.

On the date first above written personally appeared before me, H. Roger Boyer, who being by me duly sworn, says that he is the President of Boyer Lake Pointe Manager, Inc., a Utah corporation being the manager of Boyer Lake Pointe, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said company by authority of its corporate resolution, and said H. Roger Boyer, the President of Boyer Lake Pointe Manager, Inc, a Utah corporation, being the Manager of Boyer Lake Pointe, L.C., a Utah limited liability company acknowledged to me that the company executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Muchelle J Delde Notary Public