

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 167351:2020 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. 0265:119:3E

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 TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah 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 282.01 feet S. 05°18'06" E. from the North Quarter Corner of said Section 27, which point is also 39.00 feet radially distant easterly from the control line of

NTA 17-2598

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said 400 West Street, opposite Engineer Station 1308+20.79; thence S. 89°45'24" E. 11.23 feet; thence S. 00°14'36" W. 8.00 feet; thence N. 89°45'24" W. 10.00 feet to the easterly project right of way line of said 400 West Street; thence along said project right of way line northerly 8.09 feet along the arc of a 640.00-foot radius non-tangent curve to the left, through a central angle of 00°43'29", the chord of which bears N. 08°29'05" W. 8.09 feet, more or less to the point of beginning. The above described part of an entire tract of land contains 85 square feet or 0.002 acre in area, more or less.

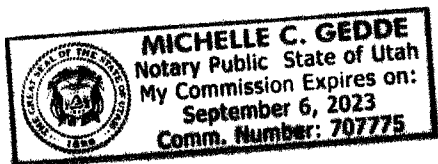
(Note: Rotate above bearings counterclockwise 00°14'36" to equal project bearings.)

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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 29 day of June, A.D. 20 20.

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

By: Boyer Lake Pointe Manager, Inc.
a Utah corporation
Its: Manager



By: [Signature]
H. Roger Boyer, President

STATE OF Utah)
) ss.
COUNTY OF Washington)

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:

[Signature]
Notary Public