

WHEN RECORDED MAIL TO:

Santaquin City Corp.
275 West Main Street
Santaquin, UT 84655

File No.: 152575-DMF

ENT214952:2021 PG 1 of 7
Andrea Allen
Utah County Recorder
2021 Dec 30 02:16 PM FEE 0.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

RIGHT OF WAY AND EASEMENT GRANT

In Reference to Tax ID Number(s):

32-015-0035

RIGHT-OF-WAY AND EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration for Ten Dollars and other good and valuable consideration paid to Utah Summit Partners, LLC, hereinafter referred to as **GRANTOR**, by **SANTAQUIN CITY**, hereinafter referred to as **GRANTEE**, the receipt and sufficiency of which is hereby acknowledged, the **GRANTOR**, does hereby grant, bargain, sell, transfer, and convey unto the **GRANTEE**, its successors and assigns, a perpetual easement in Utah County, State of Utah for the installation, operation, and/or maintenance of public infrastructure and utilities and necessary appurtenances thereto, including, but not limited to, culinary water and pressure irrigation water utility facilities (hereinafter collectively referred to as the public "Infrastructure"); together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of said easement, and all rights and privileges incident thereto. Said easement being located over portions of a certain entire tract of land which are recorded as parcel serial number 32:015:0035 at the office of the Utah County Recorder's Office, said portions being described more particularly as follows:

See Exhibit "A"

Subject to recorded and unrecorded easements or right-of-way, if any, which have been established and which now may exist by operation of law upon said land, or any portion thereof.

TO HAVE AND HOLD the same unto the **GRANTEE**, its successors and assign, so long as such facilities shall be operated and/or maintained, with the right of ingress and egress to and from said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal, or replacement of the Infrastructure. The **GRANTOR** shall have the right to use the said premises except for the purposes for which this right-of-way and easement is granted to the **GRANTEE**, provided such use does not interfere with the facilities or any other rights granted to the **GRANTEE** hereunder.

The **GRANTEE** hereby agrees to pay damages or restore or replace in kind, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, operation, maintenance, repair, replacement, or removal of the Infrastructure.

The **GRANTOR** shall not build or construct, nor permit to be built or constructed, any building or similar improvement over, across, or under the said Easement without written consent of the **GRANTEE**. This easement grant shall be binding upon **GRANTOR**, his successors, and assigns, and shall constitute a covenant running with the land for the benefit of the **GRANTEE**, its successors and assigns, and may be assigned in whole or in part by the **GRANTEE**

It is hereby understood that any parties securing this grant on behalf of the **GRANTEE** are without authority to make any representations, covenants, or agreements not herein expressed.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 23
day of December, 2021

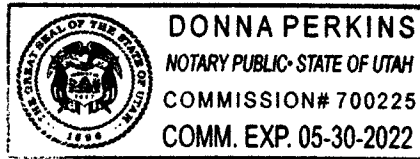
Grantor,
Utah Summit Partners, LLC

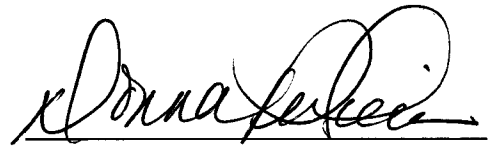


KEVIN ANGLESEY, Manager

COUNTY OF UTAH)
 :SS
STATE OF UTAH)

On this 23 day of December, 2021, personally appeared before me, **Kevin Anglesey, Manager of Utah Summit Partners, LLC**, the owner of real property, Utah County Parcel # 32:015:0035, who duly acknowledged to me that he executed the above document on behalf of himself.





Notary Public

EXHIBIT A

LEGAL DESCRIPTION

UTILITY/ACCESS EASEMENT 1 - DESCRIPTION

BEGINNING AT A POINT THAT IS S.01°42'10"E. ALONG THE SECTION LINE 787.33 FEET AND WEST 670.03 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 44° 06' 28" E FOR A DISTANCE OF 175.00 FEET TO A POINT ON A LINE.
THENCE, N 45° 53' 32" E FOR A DISTANCE OF 246.51 FEET TO A POINT ON A LINE.
THENCE, S 86° 50' 04" E FOR A DISTANCE OF 44.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 16° 27' 29", HAVING A RADIUS OF 431.93 FEET, AND WHOSE LONG CHORD BEARS N 70° 34' 46" E FOR A DISTANCE OF 123.64 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH 47° 59' 15", HAVING A RADIUS OF 40.14 FEET, AND WHOSE LONG CHORD BEARS S 75° 12' 46" E FOR A DISTANCE OF 32.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 168° 06' 32", HAVING A RADIUS OF 35.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 46' 16" E FOR A DISTANCE OF 69.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, N 50° 43' 00" E FOR A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH 168° 06' 32", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 46' 16" W FOR A DISTANCE OF 119.35 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH 43° 46' 57", HAVING A RADIUS OF 15.44 FEET, AND WHOSE LONG CHORD BEARS N 73° 25' 54" W FOR A DISTANCE OF 11.52 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 32° 54' 58", HAVING A RADIUS OF 406.93 FEET, AND WHOSE LONG CHORD BEARS S 62° 21' 01" W FOR A DISTANCE OF 230.58 FEET.
THENCE, S 45° 53' 32" W FOR A DISTANCE OF 174.34 FEET TO A POINT ON A LINE.
THENCE, N 44° 06' 28" W FOR A DISTANCE OF 215.00 FEET TO A POINT ON A LINE.
THENCE N 45° 53' 32" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING
CONTAINING 0.52 ACRES.

15' UTILITY/ACCESS EASEMENT 2 - DESCRIPTION

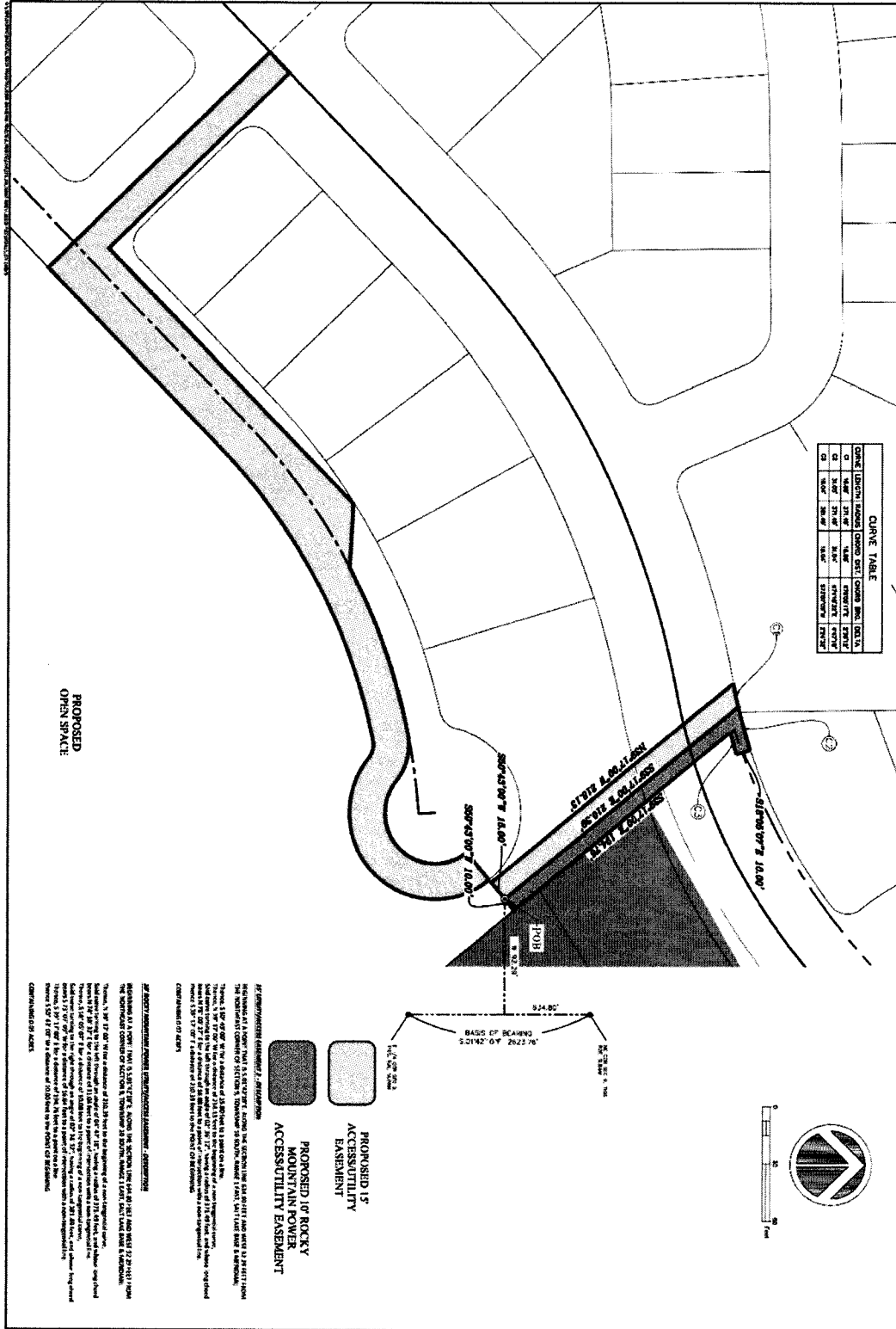
BEGINNING AT A POINT THAT IS S.01°42'10"E. ALONG THE SECTION LINE 634.80 FEET AND WEST 92.29 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 50° 43' 00" W FOR A DISTANCE OF 15.00 FEET TO A POINT ON A LINE.
THENCE, N 39° 17' 00" W FOR A DISTANCE OF 218.13 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 36' 12", HAVING A RADIUS OF 371.49 FEET, AND WHOSE LONG CHORD BEARS N 78° 00' 17" E FOR A DISTANCE OF 16.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

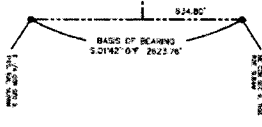
THENCE S 39° 17' 00" E A DISTANCE OF 210.39 FEET TO THE POINT OF BEGINNING

CONTAINING 0.07 ACRES.



CURVE TABLE

CHORD LENGTH	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
10.00'	S 89° 57' 00" W	10.00'	S 89° 57' 00" W	10.00'
10.00'	S 89° 57' 00" W	10.00'	S 89° 57' 00" W	10.00'
10.00'	S 89° 57' 00" W	10.00'	S 89° 57' 00" W	10.00'
10.00'	S 89° 57' 00" W	10.00'	S 89° 57' 00" W	10.00'



- PROPOSED 15' ACCESS/UTILITY EASEMENT
- PROPOSED 10' ROCKY MOUNTAIN POWER ACCESS/UTILITY EASEMENT

NOT TO SCALE

PROPOSED 15' ACCESS/UTILITY EASEMENT

PROPOSED 10' ROCKY MOUNTAIN POWER ACCESS/UTILITY EASEMENT

PROPOSED OPEN SPACE

PROPOSED 15' ACCESS/UTILITY EASEMENT

PROPOSED 10' ROCKY MOUNTAIN POWER ACCESS/UTILITY EASEMENT

PROPOSED OPEN SPACE

<p>DATE: 03/23/2021</p> <p>PROJECT #</p> <p>REVISIONS</p> <p>SCALE</p> <p>SHEET: 02</p>	<p>ACCESS/UTILITY EASEMENT #2</p> <p>The Valley @ Summit Ridge</p> <p>Santaquin, Ut</p>	<p>region Engineering & Surveying</p> <p>1776 N. State St. #110</p> <p>Orem, UT 84057</p> <p>P: 801.376.2245</p> <p>region@regspc.com</p>
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