

After Recording Return To:

Highland City  
5400 W. Civic Center Drive, Suite 1  
Highland, Utah 84003

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*(Space above for recorders use only)*

## UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Highland City, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual non-exclusive easement for the operation, maintenance, repair, alteration and replacement of utility lines and facilities, on, over, under, and across real property located in Utah County, State of Utah, described as follows:

An easement located in the Northeast quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: N0°06'11"W 2,664.16 feet From the Southeast Corner and the East Quarter Corner of Section 1), located in Highland City, Utah County, Utah, being more particularly described as follows:


Beginning at a point N0°02'46"W 514.40 feet along the Section line and S89°57'14"W 1134.96 feet from the East Quarter Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence N89°54'26"W 544.60 feet; thence North 20.00 feet; thence S89°54'26"E 544.60 feet; thence South 20.00 feet to the point of beginning.

Parcel No. 12:004:0063, 12:004:0068, 12:004:0066, and 12:004:0067

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement

*[signatures on following page]*


Ivory Land Corporation

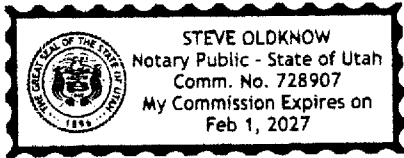
  
\_\_\_\_\_  
By: Kevin Anglesey  
Its: Secretary

State of Utah

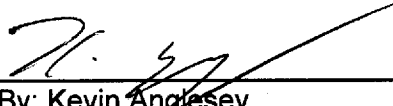
County of Salt Lake

On the 20 day of APRIL, 2023, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Land Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public



Ivory Development, LLC



By: Kevin Anglesey  
Its: Secretary

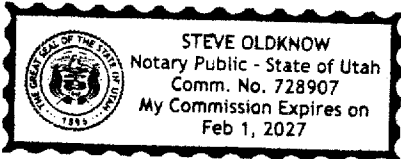
State of Utah

County of Salt Lake

On the 20 day of APRIL, 2023, personally appeared before me Kevin Anglesey, who acknowledged himself to be the Secretary of Ivory Development, LLC, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Operating Agreement and that said Kevin Anglesey, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



AG EHC II (LEN) Multi State 2, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

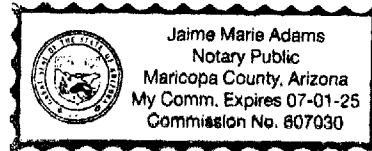
Steven S. Benson  
By Steven S. Benson, its Manager

STATE OF Arizona )

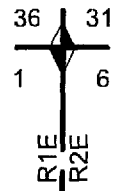
COUNTY OF Maricopa )

On the 19 day of April, 2023, before me, a notary public, personally appeared Steven S. Benson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he/she executed the same for its stated purpose on behalf of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 2, LLC, a Delaware limited liability company.

Jaime Marie Adams  
(notary signature)

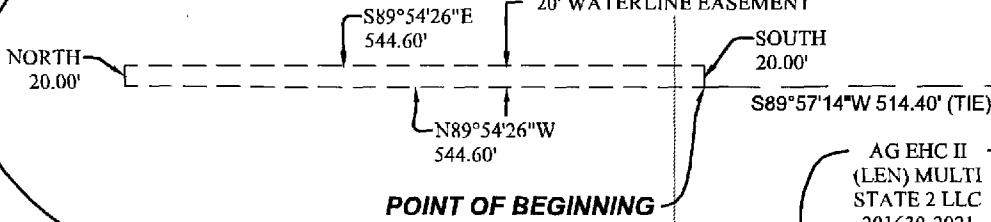


NORTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT



W 10100 NORTH ST

IVORY DEVELOPMENT LLC  
187942-2021



POINT OF BEGINNING

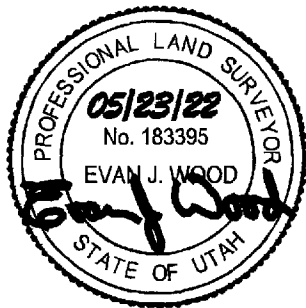
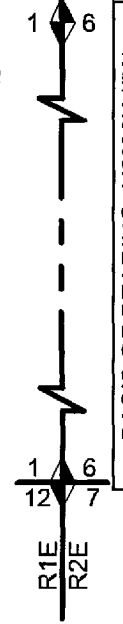
AG EHC II (LEN) MULTI STATE 2 LLC  
201630-2021

EAST 1/4 CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT



BASIS OF BEARING: N0°06'11\"/>
 (SECTION LINE) MEASURED: 2,664.16'  
 (UCS: 2,664.14')

SOUTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT (PROJECT BENCHMARK)



# RIDGEVIEW POD B WATERLINE EASEMENT

Date Drawn:	3/23/2022
Scale:	NTS
Drawn:	JPW
Job:	21-0577
Sheet:	