

When recorded, return to:  
SPANISH FORK CITY  
40 SOUTH MAIN  
SPANISH FORK UT 84660



ENT 29567#2024 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 7 12:56 PM FEE 0.00 BY HG  
RECORDED FOR SPANISH FORK CITY

**MUNICIPAL UTILITY EASEMENT – GLH LOT 1 SD #2**

The Grantor, GLH Industrial LLC, a Utah Limited Liability Company, hereby GRANTS AND CONVEYS to SPANISH FORK CITY, a municipal corporation, of the State of Utah, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, their interest in the following:

A Municipal Utility Easement in perpetuity for installation, maintenance, repair, and replacement of public storm drain, and appurtenant parts thereof and the right to reasonable access to grantor’s land for the above-described purposes. The Easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs, and assigns. Said easement is described in Exhibit A and B.

Grantee, or its successors, heirs and assigns, shall repair and replace all grass, flowers, shrubs, trees, fences, sprinkler systems, parking areas, walkways, asphalt, concrete, and any other improvements located on the easement property or adjacent property of grantor that may be damaged in the prosecution of any work Grantee, its agents, servants, employees, or contractors, and shall otherwise restore the surface condition to the same or substantially the same condition that it was in prior to such work by Grantee and leave the easement and adjacent property of Grantor in a clean condition free of litter and debris.

IN WITNESS WHEREOF, Grantor's have set their hands this 29 day of April, 2024

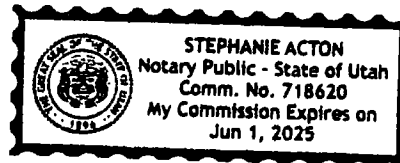
GRANTOR: Paul W. Ritchie

By: GLH INDUSTRIAL LLC  
Print: Paul W. Ritchie  
Title: Manager

STATE OF UTAH )  
: SS.  
COUNTY OF UTAH )

On the 29<sup>th</sup> day of April, 2024 personally appeared before me, Stephanie Acton, Paul W. Ritchie of GLH INDUSTRIAL, LLC, who duly acknowledged to me that he/she executed the foregoing instrument on behalf of said company and said company executed the same.

Stephanie Acton  
NOTARY PUBLIC



**Storm Drain Easement No. 2**

A storm drain easement being part of a Parcel of land described as "Parcel 2" in that Special Warranty Deed recorded June 14, 2022 as Entry No. 70562:2022 in the Office of the Utah County Recorder. Said easement is located in the Northwest Quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 234.07 feet N.0°25'12"W. along the westerly Section Line and East 1,406.14 feet from the West Quarter Corner of said Section 12; thence N.03°55'19"E. 18.57 feet; thence East 401.74 feet; thence N.67°27'39"E. 242.46 feet; thence N.02°34'10"W. 98.59 feet; thence East 78.13 feet; thence South 199.05 feet; thence N.89°35'00"W. 69.22 feet; thence N.02°34'10"W. 89.51 feet; thence S.67°27'39"W. 236.49 feet; thence S.00°24'15"W. 13.16 feet; thence N.89°35'00"W. 10.00 feet; thence N.00°24'15"E. 11.42 feet; thence West 388.38 feet; thence S.03°55'19"W. 8.62 feet; thence N.89°35'00"W. 10.02 feet to the **Point of Beginning**.

The above-described storm drain easement contains 21,296 square feet in area or 0.489 acres, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** N.00°25'12"W. along the Section line between the West Quarter Corner and the Northwest Corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian.

EVERETT H &  
JOYCE N. MILLER  
24:044:0008

TSPDE HOLDING LLC  
24:044:0010

ENT 29567 = 2024 PG 4 of 4

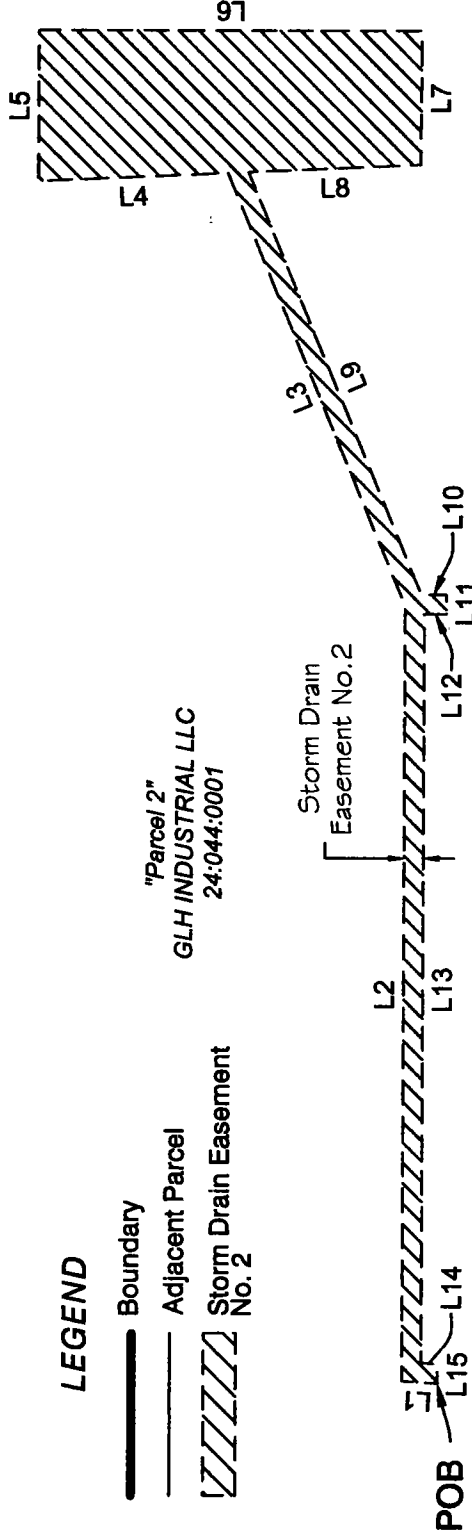
JCS PROPERTIES LC  
24:044:0018

700 WEST STREET (Public Right-of-Way)

LINE TABLE		
LINE #	LENGTH	BEARING
L11	10.00	N89° 35' 00"W
L12	11.42	N0° 24' 15"E
L13	388.38	N90° 00' 00"W
L14	8.62	S3° 55' 19"W
L15	10.02	N89° 35' 00"W

LINE TABLE		
LINE #	LENGTH	BEARING
L6	199.05	S0° 00' 00"E
L7	69.22	N89° 35' 00"W
L8	89.51	N2° 34' 10"W
L9	236.49	S67° 27' 39"W
L10	13.16	S0° 24' 15"W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.57	N3° 55' 19"E
L2	401.74	N90° 00' 00"E
L3	242.46	N67° 27' 39"E
L4	98.59	N2° 34' 10"W
L5	78.13	N90° 00' 00"E



**LEGEND**

- Boundary
- Adjacent Parcel
- ▨ Storm Drain Easement No. 2

GLH INDUSTRIAL LLC  
24:043:0007

MARY ANN FORD (ET AL)  
24:043:0008

GLH INDUSTRIAL LLC  
24:043:0034

2140 NORTH STREET (Public Right-of-Way)

**EXHIBIT "B"**

GLH Industrial, LLC  
Storm Drain Easement No. 2  
Assessor Parcel No:  
24:044:0001  
Part of the NW 1/4 of Section 12  
Township 8 South, Range 2 East, S.L.B.&M.

PREPARED BY:

**CIR** | CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

