

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



ENT 29570-2024 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 #1

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.

Storm Drain Easement No. 1

A storm drain easement being a part of two (2) Parcels of land described as "Parcel 2", and "Parcel 5" 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:

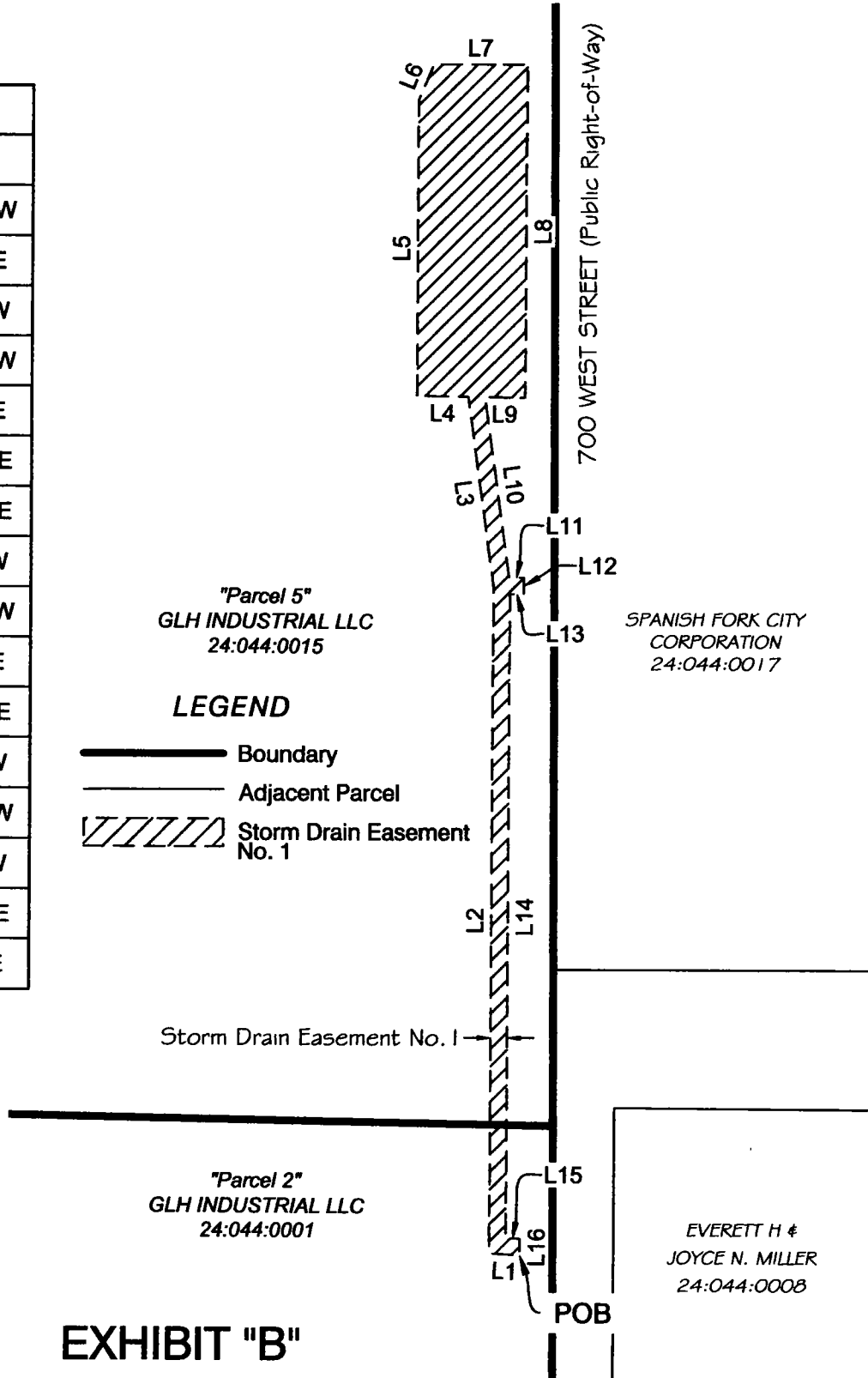
Beginning at a point which is 673.99 feet N.0°25'12"W. along the westerly Section Line and East 2110.02 feet from the West Quarter Corner of said Section 12; thence N.86°25'53"W. 18.39 feet; thence N.00°01'49"E. 402.26 feet; thence N.07°51'39"W. 115.25 feet; thence N.89°07'26"W. 30.93 feet; thence North 178.73 feet; thence N.22°00'30"E. 23.19 feet; thence East 56.87 feet; thence S.00°04'33"W. 201.23 feet; thence N.89°07'26"W. 24.25 feet; thence S.07°51'39"E. 109.68 feet; thence N.89°38'50"E. 9.10 feet; thence S.00°04'33"W. 10.00 feet; thence S.89°38'50"W. 8.45 feet; thence S.00°01'49"W. 388.24 feet; thence S.86°25'53"E. 8.37 feet; thence South 10.02 feet to the **Point of Beginning**.

The above-described storm drain easement contains 18,387 square feet in area or 0.422 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.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.39	N86° 25' 53"W
L2	402.26	N0° 01' 49"E
L3	115.25	N7° 51' 39"W
L4	30.93	N89° 07' 26"W
L5	178.73	N0° 00' 00"E
L6	23.19	N22° 00' 30"E
L7	56.87	N90° 00' 00"E
L8	201.23	S0° 04' 33"W
L9	24.25	N89° 07' 26"W
L10	109.68	S7° 51' 39"E
L11	9.10	N89° 38' 50"E
L12	10.00	S0° 04' 33"W
L13	8.45	S89° 38' 50"W
L14	388.24	S0° 01' 49"W
L15	8.37	S86° 25' 53"E
L16	10.02	S0° 00' 00"E



LEGEND

- Boundary
- Adjacent Parcel
- Storm Drain Easement No. 1



0 100
Scale in Feet
1"=100'

EXHIBIT "B"

GLH Industrial, LLC
Storm Drain Easement No. 1

Assessor Parcel No:
24:044:0001 & 24:044:0015

Part of the Northwest Quarter
Sec. 12, T.8S., R.2E., S.L.B.&M.

PREPARED BY:

CIR | **CIVIL ENGINEERING
+SURVEYING**

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

April 24, 2024