

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



ENT 29572=2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 7 12:56 PM FEE 0.00 BY MG
RECORDED FOR SPANISH FORK CITY

MUNICIPAL UTILITY EASEMENT – GLH LOT 1 & 2 WATER

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 water main, 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.

Water Easement

A water easement being part of three (3) Parcels of land described as "Parcel 2", "Parcel 5" and "Parcel 4" 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 235.51 feet N.0°25'12"W. along the westerly Section Line and East 1,208.47 feet from the West Quarter Corner of said Section 12; thence North 569.61 feet; thence West 18.00 feet; thence South 6.59 feet; thence West 20.00 feet; thence North 6.59 feet; thence West 43.71 feet; thence North 20.00 feet; thence East 81.71 feet; thence North 589.79 feet; thence West 54.48 feet; thence North 20.00 feet; thence East 583.45 feet; thence North 76.93 feet; thence West 44.75 feet; thence North 20.00 feet; thence East 44.75 feet; thence North 529.45 feet; thence N.42°27'48"E. 105.78 feet; thence S.47°32'12"E. 20.00 feet; thence S.42°27'48"W. 98.01 feet; thence South 107.29 feet; thence East 12.72 feet; thence South 20.00 feet; thence West 12.72 feet; thence South 394.38 feet; thence East 13.34 feet; thence South 20.00 feet; thence West 13.34 feet; thence South 76.93 feet; thence East 200.97 feet; thence North 33.50 feet; thence East 20.00 feet; thence South 33.50 feet; thence East 129.17 feet; thence S.00°04'33"W. 20.00 feet; thence West 120.59 feet; thence South 161.32 feet; thence West 20.00 feet; thence North 161.32 feet; thence West 339.58 feet; thence South 96.11 feet; thence West 20.00 feet; thence North 96.11 feet; thence West 378.92 feet; thence South 179.62 feet; thence East 10.64 feet; thence South 20.00 feet; thence West 10.64 feet; thence South 802.27 feet; thence East 10.64 feet; thence South 20.00 feet; thence West 10.64 feet; thence South 157.66 feet; thence N.89°35'00"W. 20.00 feet to the **Point of Beginning**.

The above-described water easement contains 66,575 square feet in area or 1.528 acres, more or less.

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

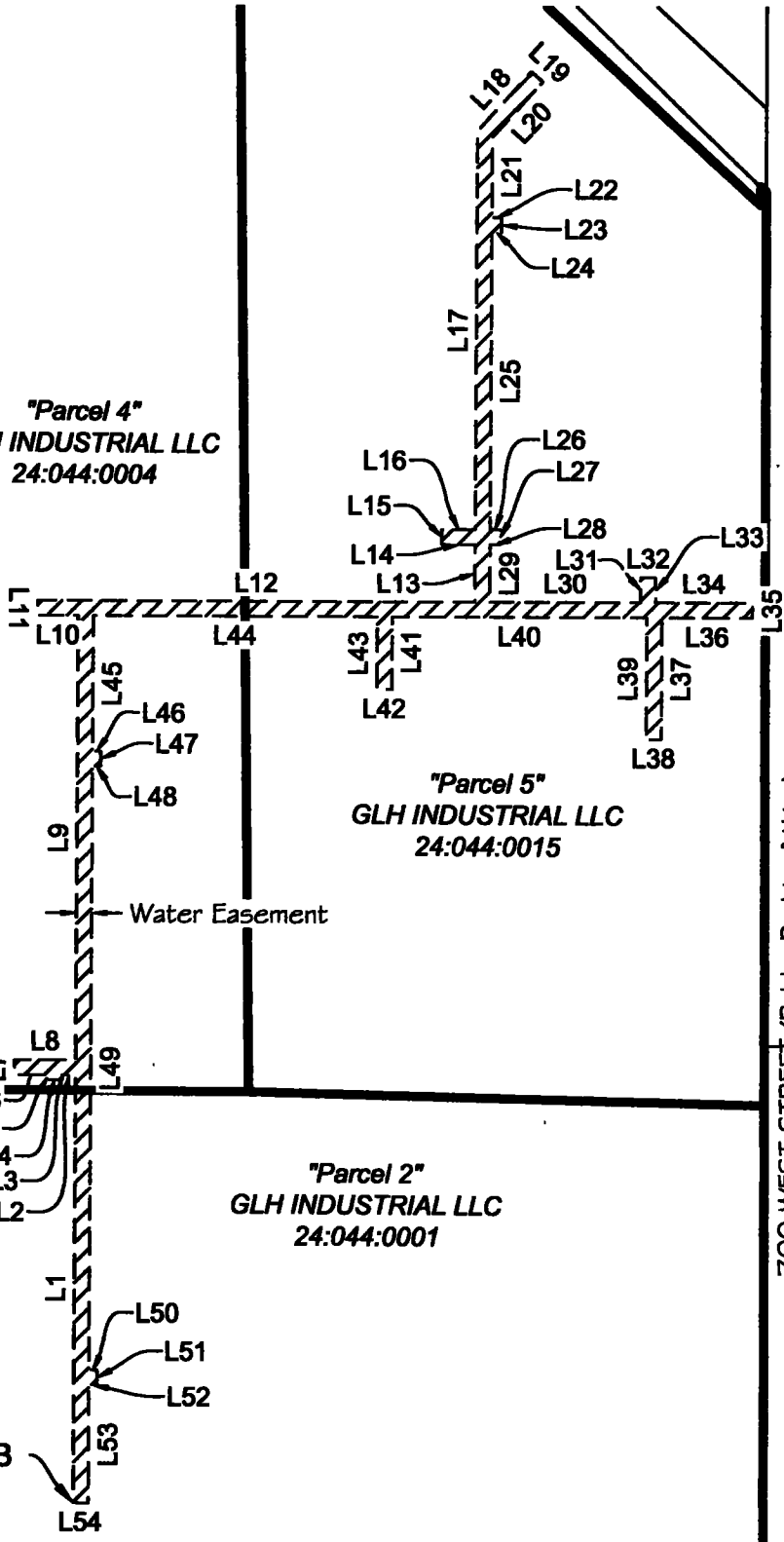
BASIS OF BEARING: N.00°25'12"W. along the Section line between the West Quarter Corner and the Northwest Corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian.

"Parcel 4"
GLH INDUSTRIAL LLC
24:044:0004




"Parcel 5"
GLH INDUSTRIAL LLC
24:044:0015

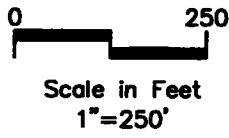
"Parcel 2"
GLH INDUSTRIAL LLC
24:044:0001

700 WEST STREET (Public Right-of-Way)



LEGEND

-  Boundary
-  Adjacent Parcel
-  Water Easement



POB

ENT 29572 = 2024 PG 4 of 5

EXHIBIT "B"

GLH Industrial, LLC
Water Easement

Assessor Parcel No:
24:044:0001 & 24:044:0015
24:044:0004

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

Page 2 of 3

LINE TABLE		
LINE #	LENGTH	BEARING
L1	569.61	N0° 00' 00"E
L2	18.00	N90° 00' 00"W
L3	6.59	S0° 00' 00"W
L4	20.00	N90° 00' 00"W
L5	6.59	N0° 00' 00"E
L6	43.71	N90° 00' 00"W
L7	20.00	N0° 00' 00"E
L8	81.71	S90° 00' 00"E
L9	589.79	N0° 00' 00"E
L10	54.48	S90° 00' 00"W
L11	20.00	N0° 00' 00"W
L12	583.45	N90° 00' 00"E
L13	76.93	N0° 00' 00"E
L14	44.75	N90° 00' 00"W
L15	20.00	N0° 00' 00"E
L16	44.75	N90° 00' 00"E
L17	529.45	N0° 00' 00"E
L18	105.78	N42° 27' 48"E

LINE TABLE		
LINE #	LENGTH	BEARING
L19	20.00	S47° 32' 12"E
L20	98.01	S42° 27' 48"W
L21	107.29	S0° 00' 00"E
L22	12.72	N90° 00' 00"E
L23	20.00	S0° 00' 00"E
L24	12.72	N90° 00' 00"W
L25	394.38	S0° 00' 00"E
L26	13.34	N90° 00' 00"E
L27	20.00	S0° 00' 00"E
L28	13.34	N90° 00' 00"W
L29	76.93	S0° 00' 00"E
L30	200.97	N90° 00' 00"E
L31	33.50	N0° 00' 00"E
L32	20.00	N90° 00' 00"E
L33	33.50	S0° 00' 00"E
L34	129.17	N90° 00' 00"E
L35	20.00	S0° 04' 33"W
L36	120.59	S90° 00' 00"W

LINE TABLE		
LINE #	LENGTH	BEARING
L37	161.32	S0° 00' 00"E
L38	20.00	S90° 00' 00"W
L39	161.32	N0° 00' 00"E
L40	339.58	S90° 00' 00"W
L41	96.11	S0° 00' 00"E
L42	20.00	N90° 00' 00"W
L43	96.11	N0° 00' 00"E
L44	378.92	S90° 00' 00"W
L45	179.62	S0° 00' 00"E
L46	10.64	N90° 00' 00"E
L47	20.00	S0° 00' 00"E
L48	10.64	N90° 00' 00"W
L49	802.27	S0° 00' 00"E
L50	10.64	N90° 00' 00"E
L51	20.00	S0° 00' 00"E
L52	10.64	N90° 00' 00"W
L53	157.66	S0° 00' 00"E
L54	20.00	N89° 35' 00"W

EXHIBIT "C"

GLH Industrial, LLC
Water Easement

Assessor Parcel No:

24: 044: 0001 & 24: 044: 0015
24: 044: 0004

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

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