

When Recorded, Mail To:
John D. Hadfield c/o
Vivian Estates, Inc.
Attn: Austin Cooper
1850 North 1450 West
Lehi, UT 84043

ENT 40074:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 18 02:13 PM FEE 0.00 BY AC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

(Space Above for Recorder's Use Only)

EASEMENT

WE, THE UNDERSIGNED owners of real property situated and located in Utah County, State of Utah, do hereby convey, grant, and release to LEHI CITY, a perpetual easement and right-of-way for certain SEWER PIPELINES and related facilities, over, under, and through the following described real property situated in Utah County, State of Utah, as shown on "Exhibit A" and more particularly described as follows:

A sewer easement in favor of JDH Development for the purpose of maintaining and operating a sewer line located in a part of the SW1/4 of Section 4, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi City, Utah County, Utah being more particularly described as follows:

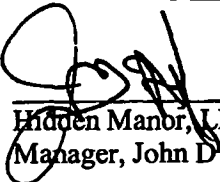
Beginning at a point N89°57'27"E 788.51 feet along the 1/4 Section line and S00°02'33"W 3.26 feet from the West 1/4 Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base & Meridian; running thence S89°08'38"E 30.00 feet; thence S00°01'38"W 208.06 feet; thence S71°52'08"W 216.03 feet; thence N18°07'52"W 30.00 feet; N71°52'08"E 194.30 feet; thence N00°01'38"E 186.76 feet; thence N15°35'37"E 6.17 feet to the point of beginning.

Contains: 12077 Sq. Feet± or 0.28 Acres±

THIS EASEMENT IS GRANTED IN CONSIDERATION for the construction of the above described utilities for the improvement of real property owned by the Grantor(s).

GRANTORS HEREBY AGREE that Lehi City shall have the right of ingress to and egress from the property above described for the purpose of constructing, maintaining, and repairing said public utilities and related facilities, to be located on the above-described property. Grantors also agree not to construct or maintain any building, structure, or trees of a permanent nature upon the property above described.

DATED this 13th day of June, 2024



Hidden Manbr, LLC
Manager, John D Hadfield.

STATE OF UTAH)

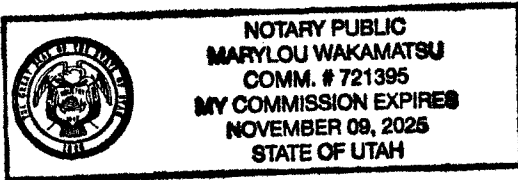
:SS

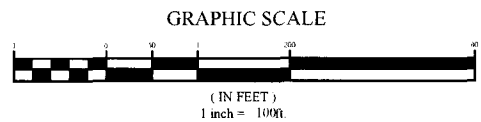
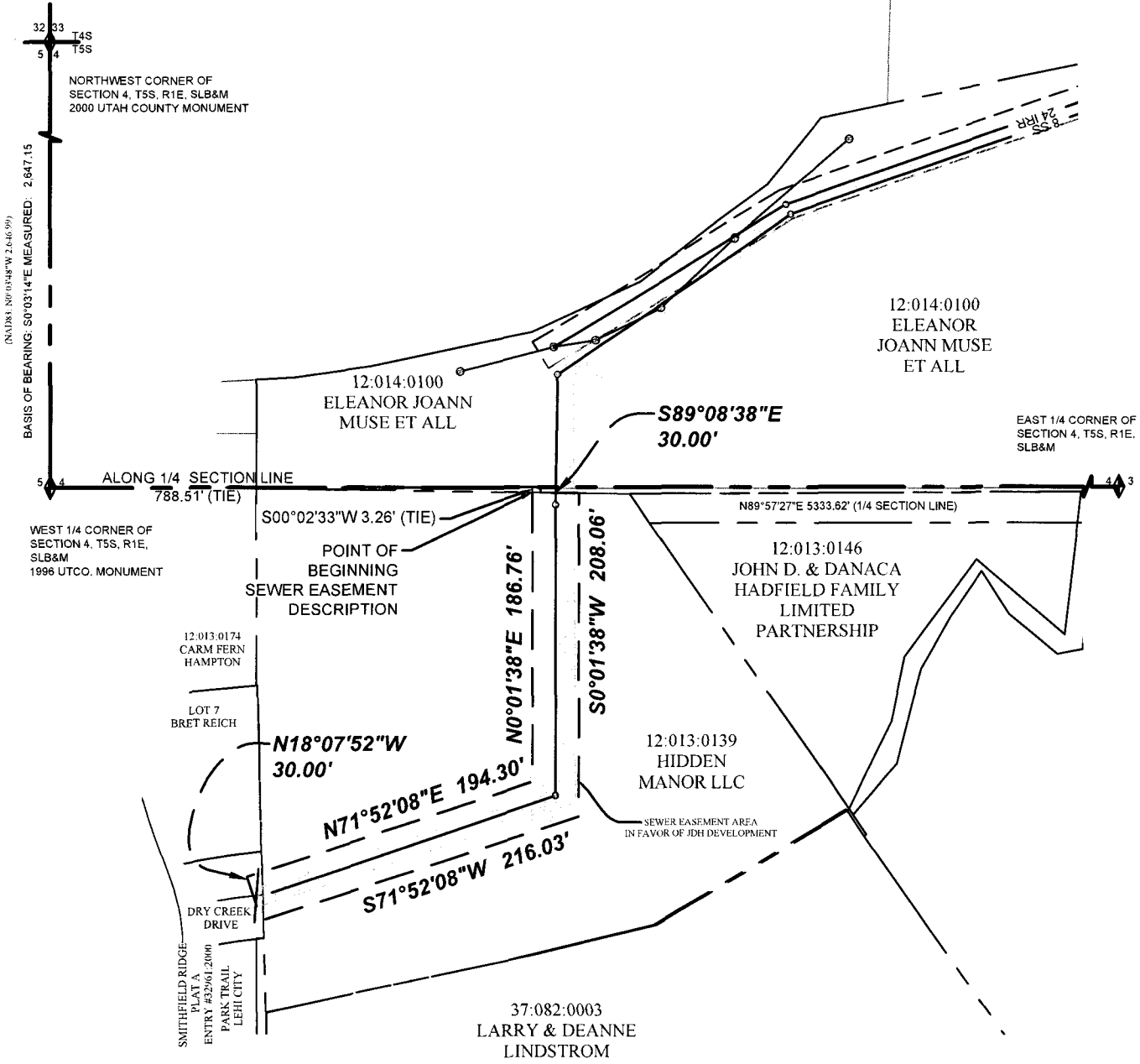
COUNTY OF UTAH)

SUBSCRIBED AND SWORN to before me this 13th day of June, 2024 the above signed.

Marylou Wakamatsu
Notary Public

My Commission expires on: November 9th, 2025





FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SEWER EXHIBIT

A PART OF THE SW1/4 SECTION 4, T5S, R1E, SLB&M

| | |
|---------------|-----------|
| Date Created: | 6/07/2024 |
| Scale: | 1"=100' |
| Drawn: | TGA |
| Job: | IL |
| Sheet: | 1 OF 1 |



Engineering Department
Brad Kenison, Assistant City Engineer

Office 385-201-2529
153 North 100 East
Lehi, UT 84043
lehi-ut.gov

June 04, 2024

Utah County Recorder's Office
100 E. Center St. Suite 1300
Provo, Utah 84606

Subject: Authorization from Lehi City to record Easements for properties within Lehi, Utah.

To whom it may concern,

JDH Development has authorization from Lehi City to record the Easements for various properties within Lehi, Utah. These authorized properties include Utah County parcel numbers:

| Parcel No: | Property Owner |
|-------------|---------------------------|
| 12:014:0100 | Eleanor Joann Muse (ETAL) |
| 12:013:0139 | Hidden Manor LLC |

Thank you,

Brad A. Kenison

Brad Kenison, P.E., P.L.S., Assistant City Engineer