

AFTER RECORDING RETURN TO:
BMA Construction & Development, LLC
251 W. River Park Drive, #350
Provo, UT 84604

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

ACCESS AND UTILITY EASEMENT DEED

BMA Construction & Development, LLC, Grantor, of Utah County, State of Utah, hereby grants an easement to Brigham M. Ashton and Scott Farrer, Grantees, of Utah County, State of Utah, for access and utilities over the following described tract of land in Utah County, State of Utah, to-wit:

A fifteen (15) foot easement over Lot 5, Plat "A", OLD STATION SQUARE, and being more particularly described as follows:

Commencing at the Southeast corner of Lot 5, Plat "A", OLD STATION SQUARE SUBDIVISION, an official map, recorded with the Utah County Recorder; thence South 87°46'00" West along the South boundary of said Lot 5, 15.01 feet; thence North 114.88 feet; thence North 89°55'44" East along a line common with Lots 7 and 5 of said Plat "A", 15.00 feet; thence South along the East line of said Lot 5, a distance of 114.31 feet to the point of beginning.

Witness, the hand(s) of said Grantor(s), this May 12, 2006.

BMA Construction & Development, LLC

By: Brigham M. Ashton
Its: Manager

STATE OF Utah)
County of Utah)ss.

On May 12, 2006, before me, the undersigned Notary Public, personally appeared Brigham M Ashton, as manager of BMA Construction & Development, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 11-26-09

Kathy VanHouten
Notary Public



200 NORTH

200 NORTH

89°55'44" E 475.81'

N 89°55'44" E 134.77'

S 89°55'44" W 184.12'

N 00°04'16" W 188.00'

15' PUE & SIDEWALK EASEMENT

15' STORM DRAIN AND SEWER EASEL PUBLIC ACCESS AND UTILITY EASEM

S 89°55'44" W 39.56' SOUTH 37.00' S 89°55'44" W 15.00'

5

60,352 sq. ft. 1.38 acres

NORTH 114.31'

1,719 sq. ft. 0.04 acres

N 87°46'00" E 25.60'

5' TRAIL EASEMENT TO LONDON CITY 15' TRAIL DEDICATION TO LONDON CITY

10' TRAIL EASEMENT TO LONDON CITY 10' DRAINAGE EASEMENT

143.76' SOUTH

40.31'

DOYLE HARRIS



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