

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



ENT 77146=2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 4 03:28 PM FEE 0.00 BY CS
RECORDED FOR SPANISH FORK CITY

MUNICIPAL UTILITY EASEMENT

The Grantor, HCC SPANISH FORK LLC, a Delaware 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 municipal utilities, 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 on Exhibit A and depicted on Exhibit B attached hereto:

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.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument this 3rd day of May, 2024.

HCC SPANISH FORK LLC,
a Delaware limited liability company,

By: [Signature]

Print Name: George Arnold

Its: MANAGER

ACKNOWLEDGMENT BY A LIMITED LIABILITY COMPANY:

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

On this 3rd day of May, 2024, before me, the undersigned Notary Public in and for said State, personally appeared George Arnold, known or identified to me to be the (manager / member) of HCC SPANISH FORK LLC, a Delaware limited liability company, the limited liability company that executed the foregoing instrument and duly acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
(notary signature)

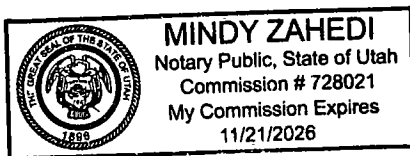


EXHIBIT A

A 56.00-foot-wide easement over, across and through a parcel of land described in that certain Special Warranty Deed recorded as Entry No. 107909:2022, located in the Southwest Quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, Spanish Fork City, Utah County, State of Utah, more particularly described as follows:

BEGINNING at a point 293.36 feet North 00°25'51" West along the Section line and 1095.79 feet East from the Southwest Corner of said Section 12 (Basis of Bearing is North 89°33'16" East 2,632.27 feet measured along the Section line between the Southwest corner and South Quarter corner of said Section 12) and running thence North 00°15'00" East 41.27 feet; thence North 89°52'50" West 20.46 feet to the easterly boundary line described in that certain Record of Survey filed as Survey No. 17-112 in the Office of the Utah County Surveyor; thence along said line North 00°15'00" East 14.77 feet; thence South 89°46'57" East 119.87 feet to a point of curvature with a 4974.50 foot radius to the left; thence easterly 68.60 feet along the arc of said curve through a central angle of 00°47'25" (chord bears North 89°49'20" East 68.60 feet); thence North 89°25'38" East 1128.29 feet to the southwesterly boundary line described in that certain Special Warranty Deed recorded as Entry No. 1700:2006 in the office of the Utah County Recorder; thence along said line South 35°08'53" East 15.01 feet to the boundary line described in that certain Boundary Line Agreement recorded as Entry No. 70069:1997 in the Office of the Utah County Recorder; thence along said line South 27°08'09" East 48.79 feet; thence South 89°25'38" West 1158.62 feet to a point of curvature with a 5030.50 foot radius to the right; thence westerly 69.38 feet along the arc of said curve through a central angle of 00°47'25" (chord bears South 89°49'20" West 69.38 feet); thence North 89°46'57" West 99.44 feet to the POINT OF BEGINNING.

Contains 73,817 square feet or 1.695 acres, more or less.



Path: P:\HAMILTON SPANISH FORK 52 ACRES SURVEY\DRAWINGS\Municipal Utility Easement Exhibit.dwg | Plot Date: April 29, 2024 | Plotted By: Brett

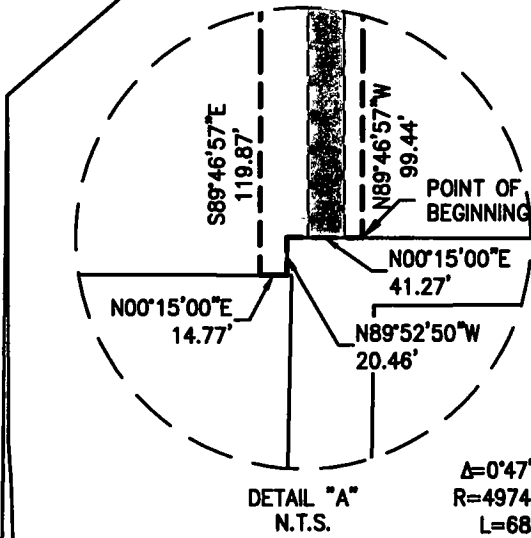
24:043:0027
SPANISH FORK
INDUSTRIAL PARK, LLC
EN 1700:2006

24:043:0022
HCC SPANISH FORK LLC
EN 107909:2022

56.0' WIDE MUNICIPAL
UTILITY EASEMENT
73,817 SQ. FT.
OR 1.695 AC.

24:043:0023
ROSALIE D.
JOHNSON (TR)
EN 70069:1997

SOUTH QUARTER CORNER OF
SECTION 12, T8S, R2E, SLB&M



DETAIL "A"
N.T.S.

Δ=0°47'25"
R=4974.50'
L=68.60'
CB=N89°49'20"E
CH=68.60'

Δ=0°47'25"
R=5030.50'
L=69.38'
CB=S89°49'20"W
CH=69.38'

POINT OF
BEGINNING
SEE DETAIL "A"

S27°08'09"E
48.79'

S35°08'53"E
15.01'

N89°25'38"E 1128.29'

S89°25'38"W 1158.62'

BASIS OF BEARING
N89°33'16"E 2632.27'

650 WEST STREET

24:043:0011
GARDNER - VBP SF
PROPERTY OWNER, LP
ROS 17-112

EAST
1095.79'

WEST QUARTER CORNER OF
SECTION 12, T8S, R2E, SLB&M

N00°25'51"W 2646.81'

293.36'

SOUTHWEST CORNER OF
SECTION 12, T8S, R2E, SLB&M



DOMINION
Engineering Association, L.C.
5884 South Green Street
Merrey, Utah 84129 801-713-3300

MUNICIPAL UTILITY EASEMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
T8S, R2E, SALT LAKE BASE & MERIDIAN

PROJECT NO.	3656
SHEET NO.	EXHIBIT B
SCALE:	1" = 200'

SPANISH FORK

PRIDE & PROGRESS

ENT 77146-2024 PG 5 of 5

Travis R Warren
City Surveyor
Direct: 801-804-4557
E-mail: twarren@spanishfork.org

6-19-2024

To whom it may concern:

Spanish Fork City ("City") acknowledges the conveyance of the forgoing instrument and authorizes the recordation of said instrument.

Thank you.

Sincerely,



Travis Warren
City Surveyor

Cc: Tyler Jacobson, Assistant City Manager