

AFTER RECORDING RETURN TO:
Lehi City
153 North 100 East
Lehi, UT 84043

EASEMENT AND RIGHT OF WAY

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, Utah County, State of Utah, a perpetual easement and right-of-way for public utilities including: gas, sewer, culinary & pressurized irrigation water and power and any related facilities, over, under, and through the following described real property situated in Utah County, State of Utah, and more particularly described as follows:

A 40.00 foot wide easement across a portion of that Real Property described in Deed Entry No. 37796:2015 of the Official Records of Utah County located in the SW1/4 and the SE1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the northerly side of the Grantor's property, coincident with the southerly right-of-way line of 2100 North Street located S0°07'33"E along the Section line 345.43 feet and East 2,556.52 feet from the West ¼ Corner of Section 1, T5S, R1W, S.L.B.& M.; thence Northeasterly along the arc of a 12,534.00 radius non-tangent curve (radius bears: N0°45'01"W) 36.41 feet through a central angle of 0°09'59" (chord: N89°09'59"E 36.41 feet); thence N89°05'00"E 3.60 feet; thence South 17.10 feet; thence S53°52'23"E 150.82 feet; thence S19°22'14"W 201.76 feet; thence S69°55'43"W 322.82 feet; thence S4°00'30"W 269.11 feet; thence S50°06'20"W 259.69 feet to the northerly line of Lot 2, Plat "A", HUNTER ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S89°52'27"W (Plat: West) along the north line of said lot 62.53 feet; thence N50°06'20"E 290.73 feet; thence N4°00'30"E 278.03 feet; thence N69°55'43"E 329.86 feet; thence N19°22'14"E 153.14 feet; thence N53°52'23"W 141.42 feet; thence North 36.83 feet to the point of beginning.

Contains: 1.12+/- acre

Also, a temporary construction easement and right-of-way for public utilities including: gas, sewer, culinary & pressurized irrigation water and power and any related facilities, over, under, and through the following described real property situated in Utah County, State of Utah, and more particularly described as follows:

A 10.00 foot wide temporary easement across a portion of that Real Property described in Deed Entry No. 37796:2015 of the Official Records of Utah County located in the SW1/4 and the SE1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the northerly side of the Grantor's property, coincident with the southerly right-of-way line of 2100 North Street located S0°07'33"E along the Section line 344.84 feet and East 2,596.52 feet from the West ¼ Corner of Section 1, T5S, R1W, S.L.B.& M.; thence N89°05'00"E 10.00 feet; thence South 12.18 feet; thence S53°52'23"E 153.18 feet; thence S19°22'14"W 213.91 feet; thence S69°55'43"W 321.05 feet; thence S4°00'30"W 266.88 feet;

thence S50°06'20"W 251.93 feet to the northerly line of Lot 2, Plat "A", HUNTER ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S89°52'27"W (Plat: West) along the north line of said lot 15.63 feet; thence N50°06'20"E 259.69 feet; thence N4°00'30"E 269.11 feet; thence N69°55'43"E 322.82 feet; thence N19°22'14"E 201.76 feet; thence N53°52'23"W 150.82 feet; thence North 17.10 feet to the point of beginning.

Contains: 12,202+/- s.f.

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). The property of Grantors shall be restored in as good condition as when the same was entered upon by the Grantee or its agents.

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 17th day of Aug., 2016.

CG Holbrook Center LC

Scott R. Holbrook
By: Scott R. Holbrook, Manager

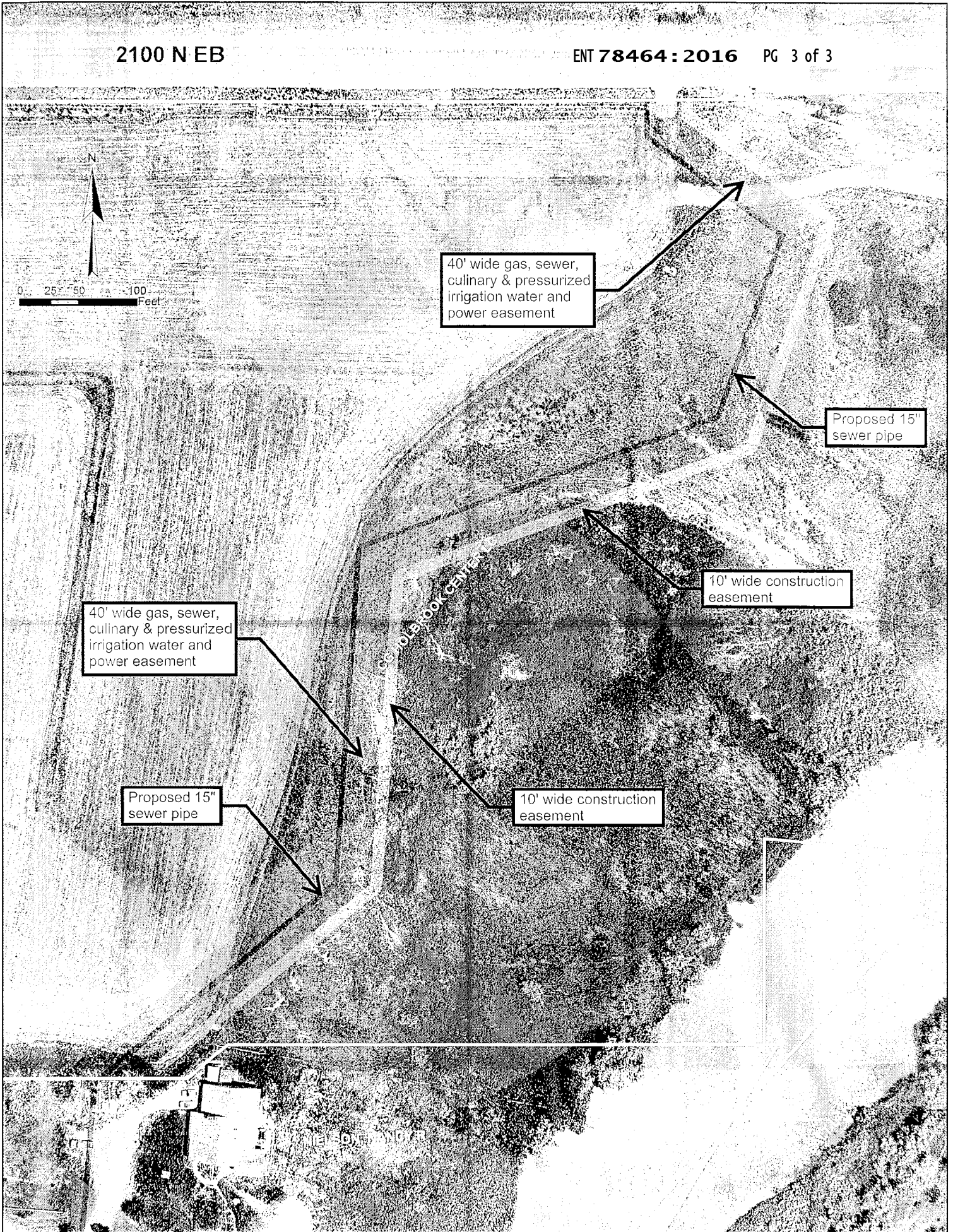
Michelle Holbrook
By: Michelle Holbrook, Member

STATE OF UTAH)
) :SS
COUNTY OF UTAH)

On August 17th, 2016, personally appeared before me Scott R. Holbrook and Michelle Holbrook who being by me duly sworn did say that they are the manager and member of CG Holbrook Center LC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.

Marnae Ballantyne
Notary Public





40' wide gas, sewer, culinary & pressurized irrigation water and power easement

40' wide gas, sewer, culinary & pressurized irrigation water and power easement

Proposed 15" sewer pipe

10' wide construction easement

Proposed 15" sewer pipe

10' wide construction easement