

After Recording Return To:

LEHI CITY  
153 N. 100 E.  
LEHI, UT 84043

(Space above for recorders use only)

### CULINARY WATER AND IRRIGATION EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Lehi City, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of culinary water lines and irrigation facilities, on, over, under, and across real property located in Utah County, State of Utah, described as follows:

#### 20' CULINARY AND IRRIGATION EASEMENT

A portion of the NE1/4 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 located N0°08'15"W along the Section line 983.23 feet and East 2,887.60 feet from the West ¼ Corner of Section 1, T5S, R1W, S.L.B. & M.; thence N34°46'35"E 20.00 feet; thence S56°14'59"E 29.00 feet; thence S45°00'00"E 100.24 feet; thence S33°45'00"E 65.37 feet; thence S22°30'00"E 88.52 feet; thence S11°15'00"E 86.33 feet; thence S0°04'20"E 487.15 feet; thence S11°10'40"W 141.28 feet; thence S0°04'20"E 45.61 feet to the northerly right-of-way line of 2100 North Street; thence West along said line 20.00 feet; thence N0°04'20"W 47.55 feet; thence N11°10'40"E 141.28 feet; thence N0°04'20"W 483.23 feet; thence N11°15'00"W 82.41 feet; thence N22°30'00"W 84.58 feet; thence N33°45'00"W 61.43 feet; thence N45°00'00"W 96.30 feet; thence N56°14'59"W 27.39 feet to the point of beginning.

Contains: 0.48+/- acres

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement


Witness, the hand of said Grantor, this 26<sup>th</sup> day of January, 2017.

HF Ranch LC, a Utah limited liability company

Stephen Holbrook  
By: Stephen Holbrook  
Its: Manager

State of Utah  
County of Salt Lake :ss

On the 26<sup>th</sup> day of January, 2017, personally appeared before me, Stephen Holbrook, who being duly sworn did say that he is the manager of HF Ranch LC, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

 **JAMIE PERRY**  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION# 684227  
COMM. EXP. 08-08-2019

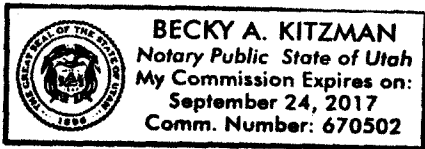
[Signature]  
Notary Public

Ivory Development, LLC, a Utah limited liability company

By: [Signature]  
Name (Print): Daniel A. Hassell  
Its: Secretary

STATE OF Utah  
COUNTY OF Wasatch :SS

On the 20th day of Jan., 2017, personally appeared before me Daniel A. Hassell, who acknowledged himself/herself to be the Secretary of Ivory Development, LLC, a Utah limited liability company, and that within and foregoing instrument was duly authorized by Ivory Development, LLC, a Utah limited liability company at a lawful meeting held by authority of its operating agreement; and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



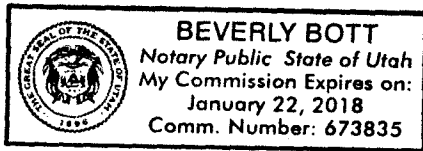
[Signature]  
Notary Public

Boyer Holbrook Farm, L.C., a Utah limited liability company

By: [Signature]  
Name (Print): BRIAN GOCHNOUR  
Its: MANAGER

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 27<sup>th</sup> day of JANUARY, 2017, personally appeared before me Brian Gochmour, who acknowledged himself/herself to be the Manager of Boyer Holbrook Farm, L.C., a Utah limited liability company, and that within and foregoing instrument was duly authorized by Boyer Holbrook Farm, L.C., a Utah limited liability company at a lawful meeting held by authority of its operating agreement; and that Brian Gochmour, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



[Signature: Beverly Bott]  
Notary Public