

After Recording Return To:

Brad Mackay Ivory Development
3340 N Center St
Lehi, UT 84043

AND TO

HFRanch, LC
509 E. 200 N.
Lehi, Utah

(Space above for recorders use only)

**EASEMENT
(WATER LINE)**

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 a water line and facilities, on, over, under, and across real property located in Utah County, State of Utah, described as follows:

WATER EASEMENT 4400 WEST

A portion of the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°49'32"E along the Section line 1,359.87 feet and South 1,226.44 feet from the Northwest Corner of Section 2, T5S, R1W, S.L.B. & M.; thence N67°40'42"E 23.00 feet; thence S23°04'18"E 445.18 feet; thence along the arc of a curve to the right with a radius of 1,970.00 feet a distance of 184.18 feet through a central angle of 05°21'24" Chord: S20°23'36"E 184.11 feet; thence S17°42'54"E 175.74 feet; thence S72°17'06"W 23.00 feet; thence N17°42'54"W 175.74 feet; thence along the arc of a curve to the left with a radius of 1,947.00 feet a distance of 182.03 feet through a central angle of 05°21'24" Chord: N20°23'36"W 181.96 feet; thence N23°04'18"W 445.48 feet to the point of beginning.

Contains: 18,496 square feet+/-

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 16th day of December, 2019.

HF Ranch LC, a Utah limited liability company

Stephen G. Holbrook
By: Stephen G. Holbrook
Its: Manager

State of Utah)
County of Utah) :ss

On the 16th day of December, 2019, personally appeared before me, Stephen G. 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.

Brad Mackay
Notary Public

