


When Recorded Mail To:
Garff Properties-Meadow Pointe, LLC
405 S Main St. Ste 1200
Salt Lake City UT 84111


ENT 62963:2017 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jun 29 2:06 pm FEE 0.00 BY BA
RECORDED FOR LEHI CITY CORPORATION

PUBLIC UTILITY EASEMENT


GARFF PROPERTIES-MEADOW POINTE, LLC, Grantor, hereby Grants and Conveys to Lehi City a 10 foot public utility easement through the Grantor property for the construction and maintenance of any public utility, or any other utilities authorized and approved by Grantee, over, across and through the following described property situated in the North East Quarter of Section 6, Township 5 South Range 1 East, Salt Lake Base and Meridian and more particularly described as follows:

See Attached Exhibit "A"

Grantor hereby agrees Lehi City shall have the right of access along the easement for the purpose of maintaining the public utility easement. This public utility easement is a perpetual easement that is appurtenant to and shall run with the land.

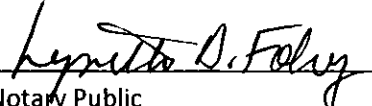
IN WITNESS WHEREOF, said GARFF PROPERTIES-MEADOW POINTE, LLC has caused this instrument to be executed by its proper officer thereunto duly authorized, this 14 day of June, 2017

GARFF PROPERITES-MEADOW POINTE, LLC


By: Manager, Matthew B. Garff

State of Utah)
)SS
County of ~~Utah~~ Salt Lake)

The foregoing instrument was acknowledged before me this 14 day of June, 2017 by Matthew B. Garff the Authorized Agent of GARFF PROPERTIES-MEADOW POINTE, LLC.


Notary Public



Notary Public
LYNETTE D. FOLEY
Commission #686815
My Commission Expires
January 13, 2020
State of Utah

EXHIBIT "A"

Power Easement East and Public Utility Easement

Beginning at a point on the Northerly Right of Way Line of 2100 North Street, said point also being North 00°03'00" East 50.64 feet along the Section Line and perpendicularly North 89°57'00" West 1,664.02 feet from the East Quarter Corner of Said Section 6; and running

thence South 89°35'51" West 320.78 feet;
 thence South 88°30'37" West 100.80 feet;
 thence South 00°38'04" East 21.05 feet;
 thence West 60.64 feet;
 thence North 48°22'56" West 60.45 feet;
 thence North 00°10'57" West 26.18 feet;
 thence Northwesterly 59.18 feet along the arc of a 160.00 foot radius curve to the left (center bears South 89°49'03" West and the chord bears North 10°46'42" West 58.84 feet with a central angle of 21°11'30");
 thence Northwesterly 39.80 feet along the arc of a 141.00 foot radius curve to the right (center bears North 68°37'33" East and the chord bears North 13°17'14" West 39.67 feet with a central angle of 16°10'28");
 thence Northwesterly 136.59 feet along the arc of a 865.00 foot radius curve to the left (center bears South 84°48'00" West and the chord bears North 09°43'25" West 136.45 feet with a central angle of 09°02'51");
 thence Northwesterly 192.70 feet along the arc of a 785.00 foot radius curve to the right (center bears North 75°45'09" East and the chord bears North 07°12'54" West 192.22 feet with a central angle of 14°03'54");
 thence North 00°10'57" West 583.78 feet;
 thence Northwesterly 128.14 feet along the arc of a 1,040.00 foot radius curve to the left (center bears South 89°49'03" West and the chord bears North 03°42'45" West 128.06 feet with a central angle of 07°03'34");
 thence Northwesterly 250.00 feet along the arc of a 1,040.00 foot radius curve to the left (center bears South 82°45'28" West and the chord bears North 14°07'43" West 249.40 feet with a central angle of 13°46'23");
 thence North 18°00'26" East 15.77 feet;
 thence Southeasterly 264.66 feet along the arc of a 1,050.00 foot radius curve to the right (center bears South 68°18'58" West and the chord bears South 14°27'47" East 263.96 feet with a central angle of 14°26'30");
 thence Southeasterly 129.37 feet along the arc of a 1,050.00 foot radius curve to the right (center bears South 82°45'28" West and the chord bears South 03°42'45" East 129.29 feet with a central angle of 07°03'34");
 thence South 00°10'57" East 583.78 feet;
 thence Southeasterly 154.42 feet along the arc of a 775.00 foot radius curve to the left (center bears North 89°49'03" East and the chord bears South 05°53'27" East 154.16 feet with a central angle of 11°24'59");
 thence Southeasterly 35.83 feet along the arc of a 775.00 foot radius curve to the left (center bears North 78°24'04" East and the chord bears South 12°55'23" East 35.82 feet with a central angle of 02°38'55");
 thence Southeasterly 138.17 feet along the arc of a 875.00 foot radius curve to the right (center bears South 75°45'09" West and the chord bears South 09°43'25" East 138.03 feet with a central angle of 09°02'51");

thence Southeasterly 36.98 feet along the arc of a 131.00 foot radius curve to the left (center bears North 84°48'00" East and the chord bears South 13°17'14" East 36.86 feet with a central angle of 16°10'28");

thence Southeasterly 62.88 feet along the arc of a 170.00 foot radius curve to the right (center bears South 68°37'33" West and the chord bears South 10°46'42" East 62.52 feet with a central angle of 21°11'30");

thence South 00°10'57" East 21.70 feet;

thence South 48°22'56" East 52.18 feet;

thence East 46.73 feet;

thence North 00°38'04" West 20.79 feet;

thence North 88°30'37" East 110.75 feet;

thence North 89°35'51" East 346.47 feet;

thence Southwesterly 27.47 feet along the arc of a 578.01 foot radius curve to the right (center bears North 23°06'38" West and the chord bears South 68°15'04" West 27.47 feet with a central angle of 02°43'24") to the point of beginning.

Contains 19,927 Square Feet or 0.457 Acres

Power Easement West and Public Utility Easement

Beginning at a point on the Northerly Right of Way Line of 2100 North Street, said point also being North 00°03'00" East 72.66 feet along the Section Line and perpendicularly North 89°57'00" West 2,304.19 feet from the East Quarter Corner of Said Section 6; and running

thence South 38°17'31" West 69.38 feet;

thence North 89°33'19" West 303.29 feet;

thence South 89°12'12" West 22.74 feet;

thence North 00°05'41" West 10.49 feet;

thence South 89°33'19" East 321.23 feet;

thence North 38°17'31" East 60.99 feet;

thence North 00°10'57" West 15.98 feet;

thence Northeasterly 50.20 feet along the arc of a 170.00 foot radius curve to the right (center bears North 89°49'03" East and the chord bears North 08°16'38" East 50.02 feet with a central angle of 16°55'10");

thence Northeasterly 52.29 feet along the arc of a 131.00 foot radius curve to the left (center bears North 73°15'47" West and the chord bears North 05°18'05" East 51.95 feet with a central angle of 22°52'15");

thence Northwesterly 109.75 feet along the arc of a 775.00 foot radius curve to the left (center bears South 83°51'58" West and the chord bears North 10°11'27" West 109.65 feet with a central angle of 08°06'48");

thence Northwesterly 76.21 feet along the arc of a 875.00 foot radius curve to the right (center bears North 75°45'09" East and the chord bears North 11°45'08" West 76.19 feet with a central angle of 04°59'25");

thence Northwesterly 138.58 feet along the arc of a 875.00 foot radius curve to the right (center bears North 80°44'35" East and the chord bears North 04°43'11" West 138.44 feet with a central angle of 09°04'28");

thence North 00°10'57" West 583.78 feet;

thence Northwesterly 277.39 feet along the arc of a 950.00 foot radius curve to the left (center bears South 89°49'03" West and the chord bears North 08°32'51" West 276.40 feet with a central angle of 16°43'46");

thence South 89°59'34" East 10.45 feet;

thence Southeasterly 277.27 feet along the arc of a 960.00 foot radius curve to the right (center bears South 73°16'10" West and the chord bears South 08°27'24" East 276.30 feet with a central angle of 16°32'53");

thence South 00°10'57" East 583.78 feet;

thence Southeasterly 212.34 feet along the arc of a 865.00 foot radius curve to the left (center bears North 89°49'03" East and the chord bears South 07°12'54" East 211.81 feet with a central angle of 14°03'54");

thence Southeasterly 111.16 feet along the arc of a 785.00 foot radius curve to the right (center bears South 75°45'09" West and the chord bears South 10°11'27" East 111.07 feet with a central angle of 08°06'48");

thence Southwesterly 56.28 feet along the arc of a 141.00 foot radius curve to the right (center bears South 83°51'58" West and the chord bears South 05°18'05" West 55.91 feet with a central angle of 22°52'15");

thence Southwesterly 47.25 feet along the arc of a 160.00 foot radius curve to the left (center bears South 73°15'47" East and the chord bears South 08°16'38" West 47.08 feet with a central angle of 16°55'10");

thence South 00°10'57" East 19.47 feet to the point of beginning.

Contains 16,952 Square Feet or 0.389 Acres

