



ENT 26646:2021 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Feb 11 12:27 pm FEE 40.00 BY MA
RECORDED FOR WHITE HORSE DEVELOPMENT

WHEN RECORDED MAIL TO:
White Horse Developers, LLC
520 South 850 East, Suite A-4
Lehi, UT 84043

Tax Parcels 13-068-0011, 13-069-0013, 35-280-0004, 35-280-0007, 35-280-0500, 35-280-0005,
35-280-0003, 35-280-0006, 13-040-0038

PUBLIC UTILITY EASEMENT

For good and valuable consideration, Left Turn, LLC, a Utah limited liability company and AF PD LLC, a Utah limited liability company, ("Grantors") as owners of the subject property, hereby grants unto all suppliers of utility or other necessary public utility services ("Grantee"), a ten foot (10') easement and right-of-way for the installation, use, maintenance, repair and replacement, as necessary, of all utility lines ("Easement") over that portion of the Grantors' real property located in Utah County, State of Utah more particularly described on Exhibit A attached hereto ("Easement Property"). A site plan depicting the location of the Easement Property is included with the materials attached hereto as Exhibit B.

This instrument may not be modified or amended without the written consent of Grantors and Grantee, and any such modification or amendment shall be effective on recordation in the official records of the Utah County Recorder, State of Utah. This instrument shall run with the land, and shall be binding upon, and inure to the benefit of, the parties hereto and their successors in interest.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date set forth below, to be effective on the recording date hereof.

GRANTORS:

Left Turn, LLC, a Utah limited liability company

AF PD LLC, a Utah limited liability company

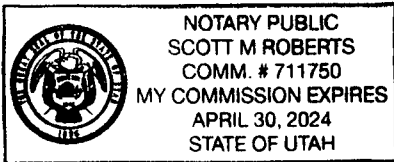
By: Scott Smithson
Name: Scott Smithson
Title: Owner

By: Scott Smithson
Name: Scott Smithson
Title: Owner

STATE OF Utah

COUNTY OF Utah

The foregoing instrument was acknowledged before me this 11th day of February, 2021 by Scott Smithson in his/her/their capacity as Owner of Left Turn, LLC, a Utah limited liability company.

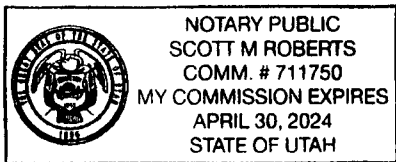


[Signature]
NOTARY PUBLIC

STATE OF Utah

COUNTY OF Utah

The foregoing instrument was acknowledged before me this 11th day of February, 2021 by Scott Smithson in his/her/their capacity as Owner of AF PD LLC, a Utah limited liability company.



[Signature]
NOTARY PUBLIC

EXHIBIT A
TO
PUBLIC UTILITY EASEMENT
Legal Description of Easement and Right-of-Way

A TEN FOOT PUBLIC UTILITY EASEMENT BEGINNING AT A POINT LOCATED SOUTH 501.36 FEET AND WEST 821.79 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AN RUNNING THENCE NORTH 16°52'15" EAST 356.48 FEET; THENCE NORTH 07°50'18" EAST 101.11 FEET; THENCE ALONG THE ARC OF A 636.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 86.98 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°50'09" AND LONG CHORD BEARS N03°55'13"E 86.91 FEET); THENCE NORTH 00°00'09" EAST 708.91 FEET; THENCE NORTH 89°15'38" WEST 218.96 FEET; THENCE NORTH 01°03'29" EAST 10.00 FEET; THENCE SOUTH 89°15'38" EAST 228.78 FEET; THENCE SOUTH 00°00'09" WEST 718.78 FEET; THENCE ALONG THE ARC OF A 646.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 88.35 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°50'09" AND LONG CHORD BEARS S03°55'13"W 88.28 FEET); THENCE SOUTH 07°50'18" WEST 101.90 FEET; THENCE SOUTH 16°52'15" WEST 357.27 FEET; THENCE NORTH 73°07'45" WEST 10.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

EXHIBIT B TO PUBLIC UTILITY EASEMENT

