

# ENTRY NO. 00293835

03/17/2020 12:58:12 PM B: 0595 P: 1373

Easements PAGE 1 / 4  
CRAIG J. SPERRY, JUAB COUNTY RECORDER  
FEE \$ 40.00 BY ZADOK CONSTRUCTION



When Recorded Mail to:  
A&A Hospitality Group, LLC  
933 East 1910 South, Suite 102  
Provo, UT. 84606

X A00-2504-12103

## GRADING EASEMENT

Pilot Travel Centers LLC, a Delaware limited liability company of 5508 Lonas Drive Knoxville, TN 37909, Grantor herein **GRANTS** to

A&A Hospitality Group, LLC of 933 East 1910 South, Suite 102 Provo, UT 84606, Grantee

For the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described **EASEMENT FOR GRADING** in JUAB County, State of Utah described as follows:

An easement to conduct grading operations on the property described herein to modify the grade as set forth in the grading plan attached hereto as Exhibit A.

Grantee warrants that existing appurtenances, including landscaping, in or adjacent to the easement area shall be protected or replaced, if damaged in the course of grading activities, at the expense of the grantee. Further, Grantee shall indemnify and hold Grantor harmless from any and all claims, liabilities, or causes of action arising from Grantee's exercise of the rights herein granted, except to the extent caused by the gross negligence or willful misconduct of Grantor.

At the completion of grading activities, Grantee shall stabilize the newly graded area by hydro-seeding with climate appropriate vegetation.

Grantee's activities on the easement area shall not unreasonably interfere with Grantor's business operations on the adjacent property. Grantor reserves the right to use the easement area for all purposes not inconsistent with the rights granted herein.

Grantor makes no representations or warranties regarding the condition of the easement area. The rights granted herein shall be subject to all exceptions to title on file or of record.

### Grading Easement Legal Description

Beginning at a point being South 0°10'00" East 985.65 feet along the Section line and East 150.18 feet from the Northwest Corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian;  
Thence North 59°11'39" East 10.88 feet; Thence North 81°42'21" East 133.89 feet; Thence North 86°19'16" East 77.01 feet;  
Thence South 40°41'37" East 51.74 feet; Thence South 15°17'40" West 149.50 feet; Thence South 22°03'18" West 84.95 feet;  
Thence South 15°17'40" West 65.14 feet; Thence South 25°30'45" West 12.20 feet; Thence North 74°37'26" West 184.27 feet;  
Thence North 15°23'14" East 11.88 feet; Thence South 74°39'20" East 161.42 feet; Thence North 15°17'40" East 299 feet;  
Thence North 89°57'23" West 218.66 feet to the Point of Beginning.

Witness, the hand(s) of said Grantor(s), this *12<sup>th</sup> day of June*, 2018.

Pilot Travel Centers LLC, a Delaware limited liability company

By: *David Clothier*  
Its: *Authorized Rep.*

State of Tennessee TN } ss:  
County of Knox }

On June 12, 2018, personally appeared before me David Clothier, who, being by me duly sworn, did say that he is the Authorized Rep of Pilot Travel Centers LLC, a Delaware limited liability company, and that the said instrument was signed in behalf of said Limited Liability Company by the authority duly delegated to such David Clothier, and the aforesaid individual acknowledged to me that he executed the same on behalf of said company.

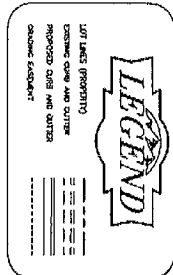
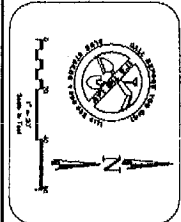
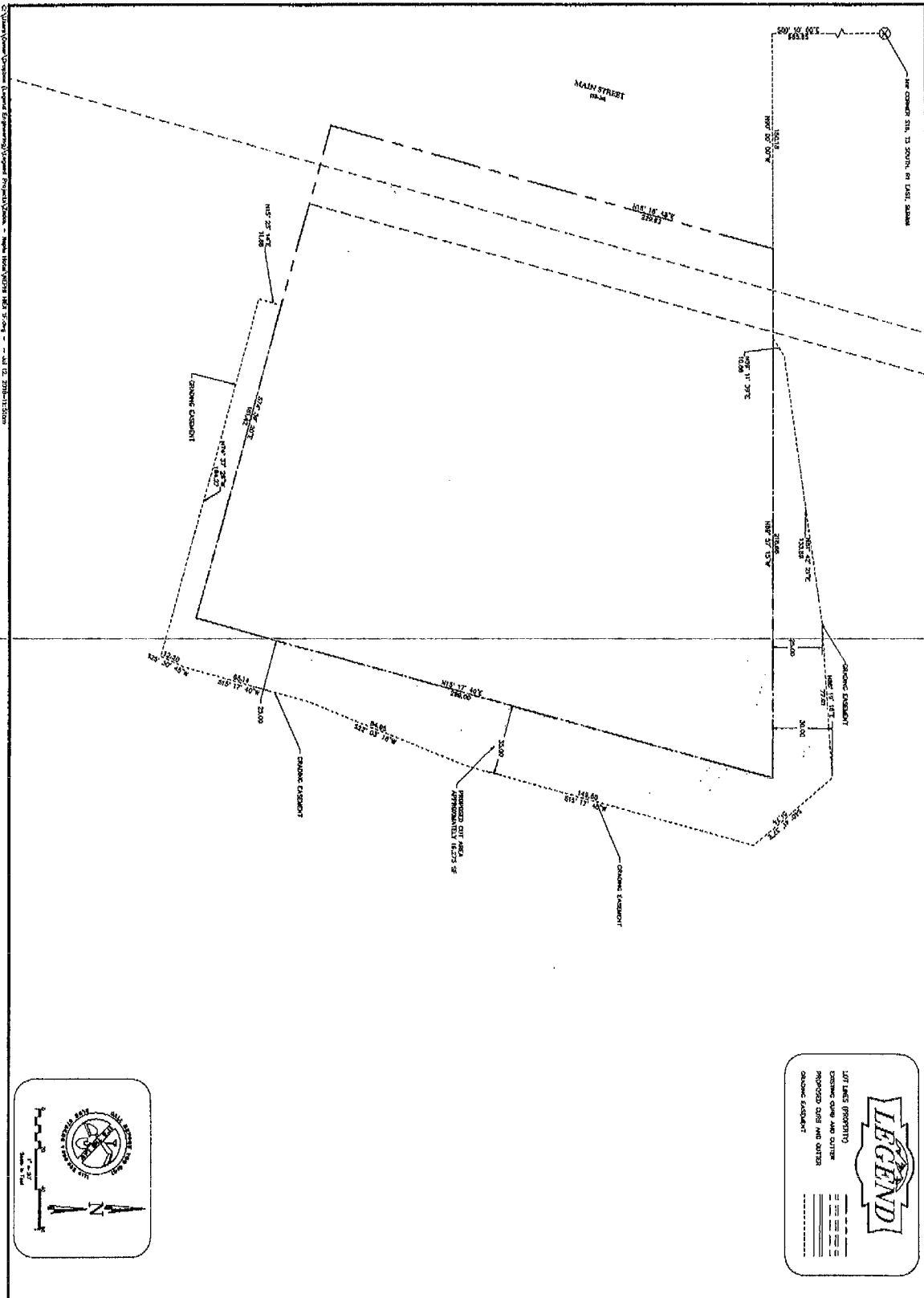
Amy Palmer  
Notary Public



**Exhibit A****Grading Easement Description**

Beginning at a point being South 0°10'00" East 985.65 feet along the Section line and East 150.18 feet from the Northwest Corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian;  
Thence North 59°11'39" East 10.88 feet;  
Thence North 81°42'21" East 133.89 feet;  
Thence North 86°19'16" East 77.01 feet;  
Thence South 40°41'37" East 51.74 feet;  
Thence South 15°17'40" West 149.50 feet;  
Thence South 22°03'18" West 84.95 feet;  
Thence South 15°17'40" West 65.14 feet;  
Thence South 25°30'45" West 12.20 feet;  
Thence North 74°37'26" West 184.27 feet;  
Thence North 15°23'14" East 11.88 feet;  
Thence South 74°39'20" East 161.42 feet;  
Thence North 15°17'40" East 299 feet;  
Thence North 89°57'23" West 218.66 feet to the Point of Beginning.

Containing 0.374 Acres or 16,274 square feet, more or less.



EX  
 1507 SOUTH MAIN STREET NEPHI, UTAH

**HOLIDAY INN EXPRESS - NEPHI**  
**GRADING EXHIBIT**  
 1507 SOUTH MAIN STREET NEPHI, UTAH



LEGEND ENGINEERING  
 62 WEST 400 NORTH  
 LEANOR CANYON, UT 84043  
 PHONE: 435-496-4000

NO.	REVISIONS	BY	DATE

PROJECT CHAIRMAN: LR      DATE: OCTOBER 27