

ENT 100383 BK 4799 PG 547
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Oct 02 11:51 am FEE 0.00 BY 55
RECORDED FOR LEHI CITY

THE UNDERSIGNED owner(s) of real property situated and located in Utah County, State of Utah, hereby convey, grant, and release to Lehi City, Utah County, State of Utah, a perpetual easement for ingress and egress for a certain culinary water line, irrigation line, underground power line, and related facilities, over, under, and through the following described real property situated in the SW 1/4 of Section 27, and the NW 1/4 of Section 34, Township 4 South, Range 1 East, Salt Lake Base and Meridian in Utah County, State of Utah, and more particularly described as follows:

A 56.00-foot wide perpetual easement for ingress and egress for a culinary water line, irrigation line, underground power line, and related facilities 28.00 feet on each side of the following described line:

Beginning at a point on the Grantor's southerly property line, said point also being on the northerly right-of-way line of State Road 92, said point lies 151.29 feet S. 89°56'31" W. along the south line of said Section 27 and 1217.67 feet south from the south quarter corner of said Section 27, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence N. 00°00'00" E. 35.45 feet; thence northerly 101.58 feet along the arc of a 349.97-foot radius curve to the left (chord to said curve bears N. 08°18'54" W. 101.22 feet); thence N. 16°37'49" W. 108.35 feet; thence northerly 85.06 feet along the arc of a 699.85-foot radius curve to the right (chord to said curve bears N. 13°08'53" W. 85.00 feet); thence N. 09°40'00" W. 528.25 feet; thence northerly 276.08 feet along the arc of a 499.95-foot radius curve to the right (chord to said curve bears N. 06°09'10" E. 272.58 feet); thence N. 21°58'20" E. 127.92 feet; thence northerly 191.34 feet along the arc of a 500.00-foot radius curve to the left (chord to said curve bears N. 11°00'31" E. 190.18 feet); thence N. 00°02'42" E. 675.96 feet; thence northeasterly 392.30 feet along the arc of a 499.99-foot radius curve to the right (chord to said curve bears N. 22°31'21" E. 382.31 feet); thence N. 45°00'00" E. 64.87 feet, more or less, to a point on the Grantor's easterly property line.

Basis of Bearing: Utah State Plane Coordinate System-Central Zone.
S. 89°56'31" W. from the south quarter corner of Section 27 to the southwest corner of Section 27.

Together with a 20.00-foot wide temporary construction easement immediately adjacent to both sides of above described perpetual easement, use of which shall revert to Grantor upon completion of construction of said utility infrastructure.

The boundary lines of said easement shall be prolonged and/or shortened to begin and end on, and conform to, the Grantors' property lines.

THIS EASEMENT IS GRANTED IN CONSIDERATION for the construction of the above described utility lines in an Easement Agreement dated Oct. 2, 1998.

Grantor(s) hereby agree(s) that Lehi City shall have the right of ingress to and egress from the property above described for the purpose of constructing, maintaining, and repairing said roadway and utility lines and related facilities, to be located on the above-described property.

The easement herein granted by the undersigned is a perpetual easement. Grantor hereby agrees not to construct or maintain any building or structure of a permanent nature upon said property.

DATED this 2nd day of October, 1998.

Wayne Patterson
On the 2nd of October, A. D. 1998, personally appeared before me, a Notary Public in and for the State of Utah, Wayne Patterson, the signer(x) of the above instrument, who duly acknowledged to me that he executed the same.

Leslie B. Hall
Notary Public
Residing at: Pleasant Grove, Utah
Commission Expires: Jan. 2, 2002

