

200 East & University Parkway

SIDEWALK & PUBLIC UTILITY EASEMENT

When Recorded send copy to:
Garff-Warner Nissan of Orem, LLC
54 West 700 South, # 200
Salt Lake City, Utah, 84101

P- 11663

Garff-Warner Nissan of Orem, LLC, a Utah limited liability company, **GRANTOR**, hereby grants and conveys to the City of Orem, a municipal corporation organized and existing under the laws of the State of Utah, with its principal office at 56 North State, Orem, Utah, **GRANTEE**, an easement for the construction, installation, maintenance, operation, repair and upgrade of a sidewalk and public utilities (including but not necessarily limited to water, sewer, gas, electricity, storm water, telephone, cable, street lighting etc.), and related facilities pertaining to all of the foregoing, over, under, across and through a parcel of property located in the NW Quarter of Section 26, T. 6 S. R. 2 E. S.L.B. & M, and more particularly described as follows:

Commencing at a point which is S. 89°24'57" E. 1305.83 feet along the Section Line and South 379.11 feet from the NW Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M., to the point of beginning; thence S. 11°50'08" W. 26.89 feet; thence S. 1°02'00" E. 138.54 feet; thence along a non-tangent Curve to the Right, the Radius is 20.00 feet, the Arc Length is 11.24, the Chord Bearing is S. 16°06'03" W. the Chord Length is 11.09 feet; thence N. 89°13'00" W. 22.88 feet; thence North 8.02 feet; thence S. 88°41'55" E. 18.00 feet; thence N. 43°59'01" E. 2.83 feet; thence N. 1°02'00" W. 139.80 feet; thence N. 11°50'08" E. 54.56 feet; thence S. 0°42'00" E. 27.64 feet to the point of beginning.

Containing 1,291 Square Feet.

WITNESS the hand of said Grantor, this 17th day of August, 2007.

Garff-Warner Nissan of Orem, LLC

By:


Name BRADLEY EICHERS Title SECT
PRES
STATE OF UTAH
COUNTY OF UTAH)
ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____ as _____ (title) of Garff-Warner Nissan of Orem, LLC who acknowledged that he/she has authority from and executed this instrument for and on behalf of Garff-Warner Nissan of Orem, LLC.

Notary Public

STATE OF Utah)
) SS.
County of Utah)

The foregoing instrument was acknowledged before me this 17th day of August 20 07
By William A. Kraatz and Bradley J. Eichers
the President and Secretary respectively of Warner Automotive Group, Inc., the Co-Manager
of Garff-Warner Nissan of Orem, LLC, a Utah
limited liability company


NOTARY PUBLIC

Commission Expires: 2/10/08

Residing at: PGW

