

ENT 16348 : 2014 PG 1 of 2
Jeffery Smith
Utah County Recorder
2014 Mar 11 02:44 PM FEE 14.00 BY EO
RECORDED FOR Cottonwood Title Insurance Agⁱ
ELECTRONICALLY RECORDED

EASEMENT

WE, THE UNDERSIGNED owners of real property situated and located in Utah County, State of Utah, do hereby convey, grant, and release to LEHI CITY, Utah County, State of Utah, a perpetual easement and right-of-way for public utilities and any related facilities, over, under, and through the following described real property situated in Utah County, State of Utah, and more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF THE WALK AT IVORY RIDGE PLAT "C" SAID POINT BEING LOCATED NORTH 89°56'33" WEST, 209.60 FEET ALONG THE SECTION LINE AND NORTH 00°03'27" EAST, 748.69 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

THENCE RUNNING ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING EIGHT (8) COURSES; (1) NORTH, 359.74 FEET; (2) NORTH 89°59'52" EAST, 2.00 FEET; (3) 15.86 FEET ALONG THE ARC OF A 24.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 18°55'56" EAST, 15.57 FEET); (4) 38.10 FEET ALONG A 1028.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 88°58'14" EAST, 38.09 FEET); (5) NORTH 89°58'04" EAST, 91.16 FEET, (6) 40.86 FEET ALONG A 26.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 45°00'58" EAST, 36.78 FEET); (7) SOUTH, 347.84 FEET; (8) WEST, 10.00 FEET; THENCE NORTH, 184.51 FEET, THENCE WEST, 10 FEET; THENCE NORTH, 121.56 FEET; THENCE EAST, 10.00 FEET; THENCE NORTH 41.77 FEET; THENCE 25.14 FEET ALONG A 16.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 45°00'58" WEST, 22.63 FEET); THENCE SOUTH 89°58'04" WEST, 91.16 FEET; THENCE 35.15 FEET ALONG A 1054.75 FOOT RADIUS CURVE THE THE RIGHT (CHORD BEARS NORTH 89°03'38" WEST, 35.15 FEET); THENCE SOUTH, 364.36 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 3; THENCE ALONG SAID SOUTH BOUNDARY OF LOT 3 WEST, 10.00 FEET TO THE POINT OF BEGINNING.

THIS EASEMENT IS GRANTED IN CONSIDERATION for the construction of the above described utilities for the improvement of real property owned by the Grantor(s). The property of Grantors shall be restored in as good condition as when the same was entered upon by the Grantee or its agents.

GRANTORS HEREBY AGREE 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 public utilities and related facilities, to be located on the above-described property. Grantors also agree not to construct or maintain any building, or structure of a permanent nature upon the property above described.

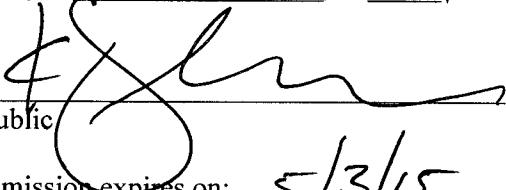
DATED this 6th day of March, 2014.

Ivory Ridge West Office, LLC

By: Paul A. Han
Name: Tawn G. Seaberry
Its: Authorized Agent

ACCOMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

SUBSCRIBED AND SWORN to before me this 6 day of March, 2014 the above signed.


Notary Public

My Commission expires on: 5/3/15

