


When recorded, return to:  
SPANISH FORK CITY  
40 SOUTH MAIN  
SPANISH FORK UT 84660



ENT 29568-2024 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 7 12:56 PM FEE 0.00 BY HG  
RECORDED FOR SPANISH FORK CITY

**MUNICIPAL UTILITY EASEMENT – GLH LOT 2 SD**

The Grantor, GLH Industrial LLC, a Utah Limited Liability Company, hereby GRANTS AND CONVEYS to SPANISH FORK CITY, a municipal corporation, of the State of Utah, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, their interest in the following:

A Municipal Utility Easement in perpetuity for installation, maintenance, repair, and replacement of public storm drain, and appurtenant parts thereof and the right to reasonable access to grantor’s land for the above-described purposes. The Easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs, and assigns. Said easement is described in Exhibit A and B.

Grantee, or its successors, heirs and assigns, shall repair and replace all grass, flowers, shrubs, trees, fences, sprinkler systems, parking areas, walkways, asphalt, concrete, and any other improvements located on the easement property or adjacent property of grantor that may be damaged in the prosecution of any work Grantee, its agents, servants, employees, or contractors, and shall otherwise restore the surface condition to the same or substantially the same condition that it was in prior to such work by Grantee and leave the easement and adjacent property of Grantor in a clean condition free of litter and debris.

IN WITNESS WHEREOF, Grantor's have set their hands this 29 day of APRIL, 2024

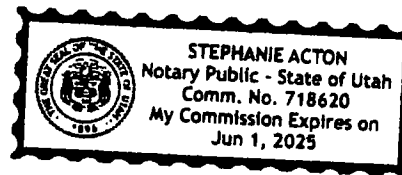
GRANTOR: Paul W. Ritchie

GLH Industrial, LLC  
By: Paul W. Ritchie  
Print: \_\_\_\_\_  
Title: manager

STATE OF UTAH     )  
  : SS.  
COUNTY OF UTAH    )

On the 29<sup>th</sup> day of April, 2024 personally appeared before me, Stephanie Acton, Paul W. Ritchie of GLH INDUSTRIAL, LLC, who duly acknowledged to me that he/she executed the foregoing instrument on behalf of said company and said company executed the same.

Stephanie Acton  
NOTARY PUBLIC



### **Storm Drain Easement**

A storm drain easement being part of two (2) Parcels of land described as, "Parcel 4" and "Parcel 5" in that Special Warranty Deed recorded June 14, 2022 as Entry No. 70562:2022 in the Office of the Utah County Recorder. Said easement is located in the Northwest Quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

**Beginning** at a point which is 1,498.53 feet N.0°25'12"W. along the westerly Section Line and East 1,735.83 feet from the West Quarter Corner of said Section 12; thence N.00°00'57"E. 619.26 feet; thence N.26°28'46"W. 147.04 feet; thence N.55°07'33"W. 126.16 feet; thence N.88°38'56"W. 107.55 feet; thence N.07°18'08"W. 39.16 feet; thence N.22°01'20"W. 26.00 feet; thence N.42°56'46"W. 28.52 feet; thence N.47°39'03"W. 55.55 feet; thence N.37°36'10"E. 59.44 feet; thence S.47°32'11"E. 254.54 feet; thence N.88°38'56"W. 23.21 feet; thence S.55°07'33"E. 107.95 feet; thence N.42°21'37"E. 9.01 feet; thence S.47°32'12"E. 10.00 feet; thence S.42°21'37"W. 9.95 feet; thence S.26°28'46"E. 147.24 feet; thence South 97.25 feet; thence N.73°21'25"E. 62.92 feet; thence S.69°04'59"E. 134.57 feet; thence S.84°00'21"E. 34.36 feet; thence N.45°41'11"E. 10.77 feet; thence S.47°32'12"E. 10.02 feet; thence S.45°41'11"W. 16.03 feet; thence N.84°00'21"W. 40.37 feet; thence N.69°04'59"W. 132.48 feet; thence S.73°21'25"W. 62.53 feet; thence S.00°00'58"W. 513.92 feet; thence N.89°59'02"W. 10.00 feet  
**Point of Beginning.**

The above-described storm drain easement contains 26,218 square feet in area or 0.602 acres, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

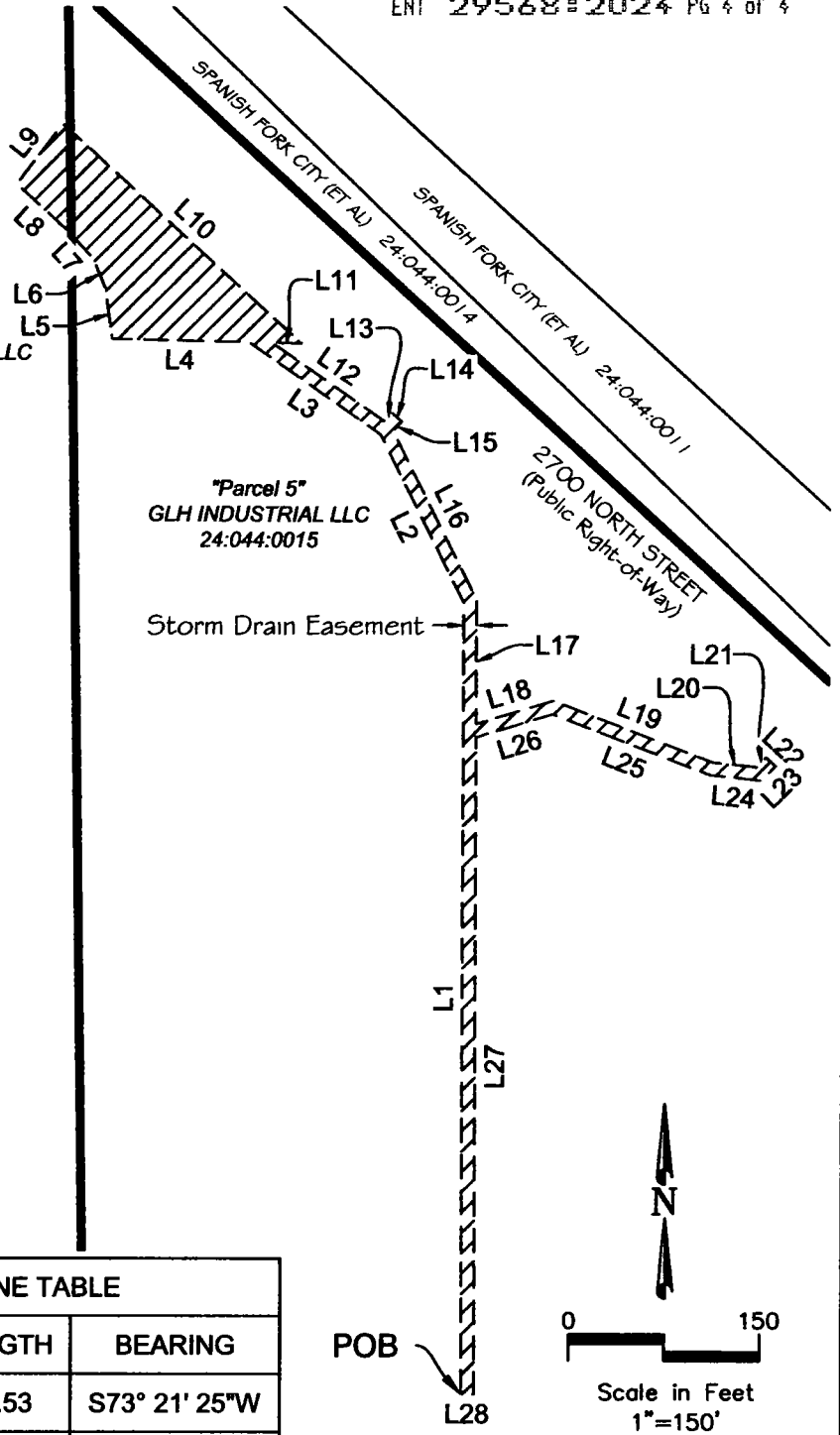
**BASIS OF BEARING:** N.00°25'12"W. along the Section line between the West Quarter Corner and the Northwest Corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	619.26	N0° 00' 57"E
L2	147.04	N26° 28' 46"W
L3	126.16	N55° 07' 33"W
L4	107.55	N88° 38' 56"W
L5	39.16	N7° 18' 08"W
L6	26.00	N22° 01' 20"W
L7	28.52	N42° 56' 46"W
L8	55.55	N47° 39' 03"W
L9	59.44	N37° 36' 10"E
L10	254.54	S47° 32' 11"E
L11	23.21	N88° 38' 56"W
L12	107.95	S55° 07' 33"E
L13	9.01	N42° 21' 37"E
L14	10.00	S47° 32' 12"E
L15	9.95	S42° 21' 37"W
L16	147.24	S26° 28' 46"E
L17	97.25	S0° 00' 00"E
L18	62.92	N73° 21' 25"E
L19	134.57	S69° 04' 59"E
L20	34.36	S84° 00' 21"E
L21	10.77	N45° 41' 11"E
L22	10.02	S47° 32' 12"E
L23	16.03	S45° 41' 11"W
L24	40.37	N84° 00' 21"W
L25	132.48	N69° 04' 59"W

"Parcel 4"  
GLH INDUSTRIAL LLC  
24:044:0004

"Parcel 5"  
GLH INDUSTRIAL LLC  
24:044:0015

LINE TABLE		
LINE #	LENGTH	BEARING
L26	62.53	S73° 21' 25"W
L27	513.92	S0° 00' 58"W
L28	10.00	N89° 59' 02"W



**LEGEND**

- Boundary
- Adjacent Parcel
- Storm Drain Easement

**EXHIBIT "B"**

GLH Industrial, LLC  
Storm Drain Easement

Assessor Parcel No:  
24:044:0004 & 24:044:0015

Part of the Northwest Quarter  
Sec. 12, T.8S., R.2E., S.L.B.&M.

PREPARED BY:

**CIR** | **CIVIL ENGINEERING + SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: 435-503-7641

April 25, 2024

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