


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



ENT 29569-2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 7 12:56 PM FEE 0.00 BY NG
RECORDED FOR SPANISH FORK CITY

MUNICIPAL UTILITY EASEMENT – GLH LOT 1 & 2 SEWER

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 sewer main, 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 as follows:

A sewer 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 1405.44 feet N.0°25'12"W. along the westerly Section Line and East 1,163.04 feet from the West Quarter Corner of said Section 12; thence North 15.00 feet; thence East 953.10 feet; thence S.00°04'33"W. 15.00 feet; thence West 953.08 feet to the Point of Beginning.

The above-described sewer easement contains 14,296 square feet in area or 0.328 acres, more or less.

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

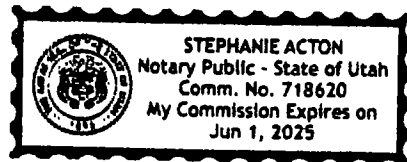
GRANTOR: Paul W. Ritchie

By: GLH Industrial, LLC
Print: Paul W. Ritchie
Title: Manager

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

On the 29th 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



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

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

NORTH 15.00'

700 WEST STREET (Public Right-of-Way) S0°04'33"W 15.00'

EAST 953.10'
WEST 953.08'

Sewer Easement

POB

ENT 29569 = 2024 PG 3 of 3

LEGEND

- Boundary
- Adjacent Parcel
- Sewer Easement



EXHIBIT "B"

PREPARED BY:



**CIVIL ENGINEERING
+ SURVEYING**

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

GLH Industrial, LLC
Sewer Easement

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

Part of the NW 1/4 of Section 12
Township 8 South, Range 2 East, S.L.B.&M.

