


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

  
ENT 29571-2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 7 12:56 PM FEE 0.00 BY MG  
RECORDED FOR SPANISH FORK CITY

## **MUNICIPAL UTILITY EASEMENT – FUTURE 2140 NORTH WATER**

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 water 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 water easement being a part of a Parcel of land described as "Parcel 2" 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 229.67 feet N.0°25'12"W. along the westerly section line and 17.50 feet East from the West Quarter Corner of said Section 12; thence S.89°35'00"E. 1109.24 feet; thence South 20.00 feet; thence N.89°35'00"W. 1109.39 feet; thence N.00°25'00"E. 20.00 feet to the Point of Beginning.***

*The above-described water easement contains 22,186 square feet in area or 0.509 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

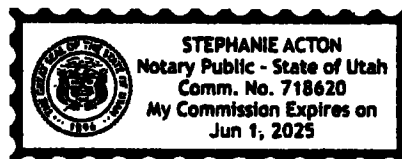
GRANTOR: Paul W. Ritchie

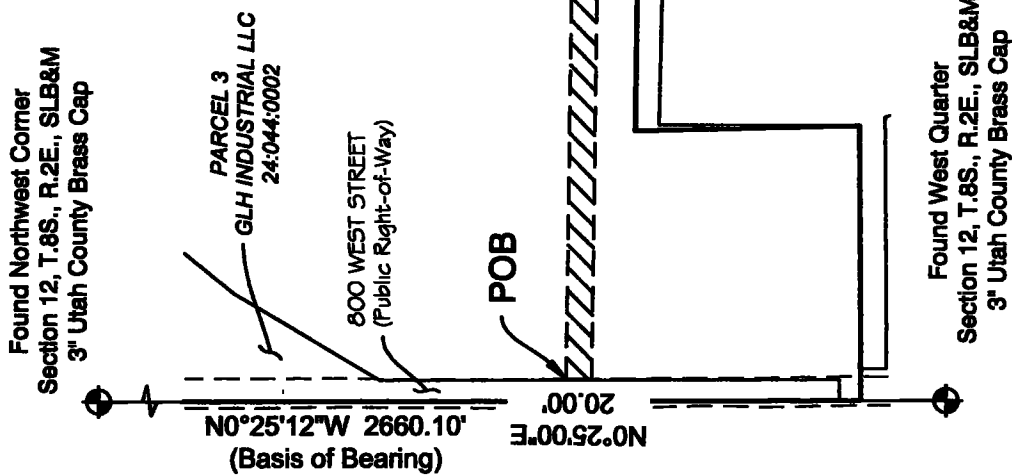
By: GLH Industrial, LLC  
Print: Paul W. Ritchie  
Title: Manager

STATE OF UTAH     )  
                              : SS.  
COUNTY OF UTAH    )

On the 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





PREPARED BY:

**CIR**

**CIVIL ENGINEERING  
+ SURVEYING**

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

GLH Industrial  
Off Site Waterline Easement

Assessor Parcel No:  
24:044:0001

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

April 12, 2024

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