


WHEN RECORDED, RETURN TO:

Nathan Dye
3400 W Mayflower Ave Suite 350
Lehi, UT 84043



ENT 33290:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 7 08:53 AM FEE 40.00 BY TH
RECORDED FOR DYE, NATHAN

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Parcel No: 58:034:0822

Trustee Aaron D. Evans Trustee MaryEllen Evans
For value received, Aaron D. Evans, MaryEllen Evans Revocable Trust dated 23 Aug 2000
("Grantor") hereby grants to URE Fund 1 – Rider's Station LLC ("Grantee"), and its
successors and assigns, including public utility companies, a temporary, exclusive, irrevocable,
and assignable easement ("**Temporary Cosntruction Easement**") over that portion of Grantor's
real property in Utah County, State of Utah property, as depicted on Exhibit A and as described
on Exhibit B to this Easement for the purpose of improving a public roadway and utilities.

The rights and obligations of the parties hereto are binding upon and benefit their respective
heirs, successors and assigns.

[Signature follows on next page]

Dated this 10th day of May, 2025.

GRANTOR:

Aaron D. Evans, MaryEllen Evans Revocable Trust
23 Aug 2000,

By: [Signature]
Name: Aaron D. Evans
Title: Trustee

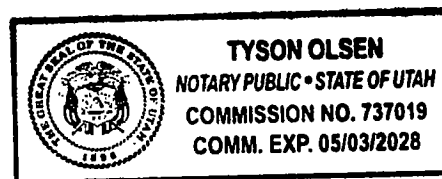
By: [Signature]
Name: MaryEllen Evans
Title: Trustee

STATE OF Utah)
) ss.
COUNTY OF Utah)

Before me, Tyson Olsen, of the state and county aforesaid personally appeared Mary Ellen Evans and Aaron D. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the trustee of Aaron D. Evans, MaryEllen Evans Revocable Trust dated 23 Aug 2000, being authorized so to do, executed the foregoing instrument on behalf of the trust.

My Commission Expires: May 3rd 2028

[Signature]
Notary Public for Utah



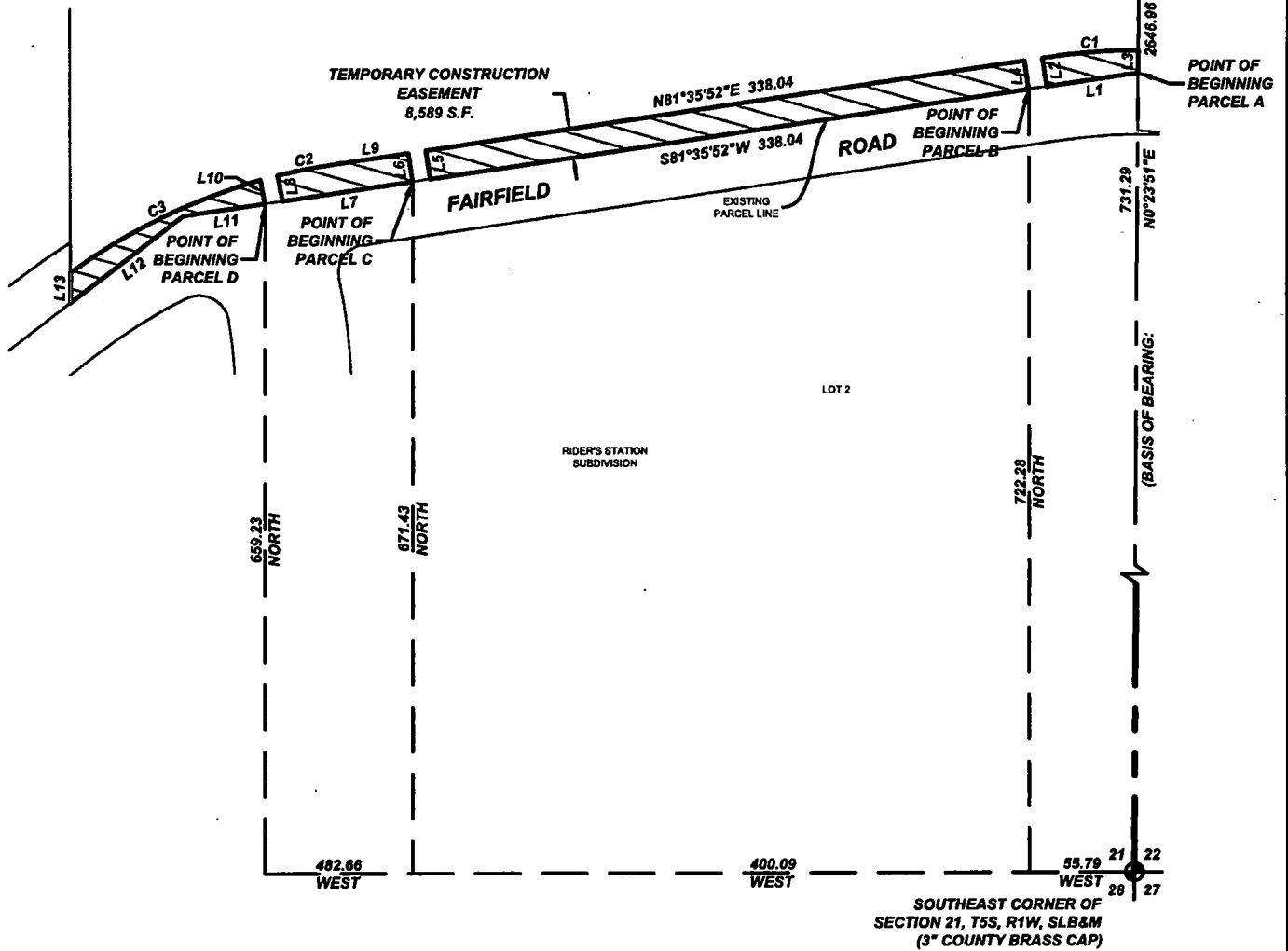


| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S81°35'52"W | 51.52 |
| L2 | N8°24'08"W | 15.99 |
| L3 | S0°23'51"W | 12.51 |
| L4 | S8°24'08"E | 16.00 |
| L5 | N8°24'08"W | 16.00 |
| L6 | S8°24'08"E | 16.00 |
| L7 | S81°35'52"W | 73.45 |
| L8 | N11°05'47"W | 14.65 |
| L9 | N81°35'52"E | 41.61 |
| L10 | S11°05'17"E | 13.57 |
| L11 | S81°35'52"W | 48.07 |
| L12 | S52°38'27"W | 79.78 |
| L13 | N0°02'09"W | 16.94 |

| CURVE TABLE | | | | |
|-------------|--------|-----------|--------|--------------------|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 349.00 | 8°48'04" | 53.61 | N85°28'30"E 53.56 |
| C2 | 324.48 | 5°45'09" | 32.58 | N79°11'44"E 32.58 |
| C3 | 330.61 | 20°35'45" | 118.84 | N64°09'33"E 118.21 |

AARON D. EVANS
REVOCABLE TRUST
ENTRY No. 64385 2024

EAST 1/4 CORNER OF 21 22
SECTION 21, T5S, R1W, SLB&M
(3" BRASS CAP)



| | | | |
|--------------|------------|----------------|------|
| SCALE: | DRAWN BY: | REVISION BLOCK | |
| 1" = 100' | S. YOUNG | NO. | DATE |
| DATE: | PROJECT #: | DESCRIPTION | |
| 04-30-2025 | 25-209 | | |
| SHEET 1 OF 1 | | | |

EXHIBIT A - CONSTRUCTION EASEMENT

LOCATION: SE1/4 SECTION 21, T5S, R1W, SLB&M
SARATOGA SPRINGS, UTAH
PROPERTY OF: AARON D. EVANS REVOCABLE TRUST
PREPARED FOR: URE FUND 1 - RIDER'S STATION, LLC

civilsolutionsgroup inc.

CACHE VALLEY | P. 435 213 3762
SALT LAKE | P. 801 216 3192
UTAH VALLEY | P. 801 874 1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net





civilsolutionsgroupinc.

**LEGAL DESCRIPTION
PREPARED FOR
URE FUND 1 - RIDER'S STATION, LLC
SARATOGA SPRINGS, UTAH
(April 30, 2025)
Project No. 24-209**

EXHIBIT B TEMPORARY CONSTRUCTION EASEMENT

PARCEL A

A Temporary Construction Easement across a portion of Parcel 58:034:0822, located in a portion of the SE1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows.

Beginning at a point on the East line of said Parcel, located N0°23'51"E along the Section line 731.29 feet from the Southeast corner of Section 21, T5S, R1W, SLB&M; thence S81°35'52"W along said Parcel 51.52 feet; thence N8°24'08"W 15.99 feet; thence northeasterly along the arc of a 349.00 foot radius non-tangent curve (radius bears: S8°55'32"E) to the right 53.61 feet through a central angle of 8°48'04" (chord: N85°28'30"E 53.56 feet) to the east line of said Parcel; thence S0°23'51"W 12.51 feet to point of the beginning.

Contains: 782+/- s.f.

PARCEL B

A Temporary Construction Easement across a portion of Parcel 58:034:0822, located in a portion of the SE1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows.

Beginning at a point on the North line of said Parcel, located West 55.79 feet and North 722.28 feet from the Southeast corner of Section 21, T5S, R1W, SLB&M; thence S81°35'52"W along said parcel 338.04 feet; thence N8°24'08"W 16.00 feet; thence N81°35'52"E 338.04 feet; thence S8°24'08"E 16.00 feet to the point of beginning.

Contains: 5,408.59+/- s.f.

PARCEL C

A Temporary Construction Easement across a portion of Parcel 58:034:0822, located in a portion of the SE1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows.

Beginning at a point on the North line of said Parcel, located West 400.09 feet and North 671.43 feet from the Southeast corner of Section 21, T5S, R1W, SLB&M; thence S81°35'52"W 73.45 feet along said parcel; thence N11°05'17"W 14.65 feet; thence northeasterly along the arc of a 324.48 foot radius non-tangent curve (radius bears: S13°27'27"E) to the right 32.58 feet through a central angle of 5°45'09" (chord: N79°11'44"E 32.56 feet); thence N81°35'52"E 41.61 feet; thence S8°24'08"E 16.00 feet to the point of beginning.

Contains: 1,167.91+/- s.f.



civilsolutionsgroupinc.

PARCEL D

A Temporary Construction Easement across a portion of Parcel 58:034:0822, located in a portion of the SE1/4 of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows.

Beginning at a point which is located West 482.66 feet and North 659.23 feet from the Southeast corner of Section 21, T5S, R1W, SLB&M; thence S81°35'52"W 46.07 feet; thence S52°38'27"W 79.78 feet; thence N0°02'09"W 16.94 feet; thence Northeasterly along the arc of a 330.61 foot radius non-tangent curve (radius bears: S36°08'20"E) to the right 118.84 feet through a central angle of 20°35'45" (chord: N64°09'33"E 118.21 feet); thence S11°05'17"E 13.57 feet to the point of beginning.

Contains: 1,234.29+/- s.f.