

WHEN RECORDED MAIL TO:

Lehi City
153 North 100 East
Lehi, Utah 84043



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JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 25 2:33 PM FEE 40.00 BY MG
RECORDED FOR LEHI CITY CORPORATION

EASEMENT AGREEMENT

19 THIS EASEMENT is made and entered into this 17th day of July,
2019, by and between NEW STAR HOLDINGS LLC, hereinafter referred to as "Grantor" and
LEHI CITY CORPORATION, a municipal corporation organized under the laws of the State of
Utah, hereinafter referred to as "Grantee."

WITNESSETH:

WHEREAS, Grantee is desirous to construct and maintain public utilities across the
Grantor's property upon the terms and conditions set forth in this easement agreement; and

WHEREAS, Grantor is willing to grant a permanent easement through real property it owns
in Lehi City, Utah (hereinafter referred as the "Premises"); and

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt
and sufficiency of which is hereby acknowledged, Grantor hereby grants the following easement to
Grantee:

1. A public utility easement for the construction and maintenance of public utilities,
over, across and through the property as shown and described on Exhibit "A," attached hereto and by
this reference incorporated herein and made a part hereof.

2. Grantee and its agents and employees shall have the right of access to and from said
easement across the Premises at all reasonable times for the installation, maintenance, and repair of
public utilities.

3. Concurrently with the completion of any of its activities on the Property, Grantee
shall, in a good and workmanlike manner, restore all affected property (including all surface and
other improvements) to the same condition as existed prior to the commencement of such activities,
using the same type and quality of materials previously used, and clean up any construction debris.

4. Grantor understands and agrees that this is a COVENANT RUNNING WITH THE
LAND which is binding upon it, its heirs, executors, assigns or other holders of title or interest in the
Premises and this Easement will be recorded.

IN WITNESS WHEREOF the authorized representatives of the parties have set their hand on
the date first above written.

LEHI CITY CORPORATION:

Attest:

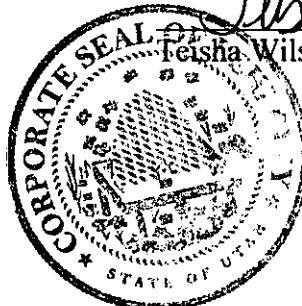
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Mark Johnson, Mayor

NEW STAR HOLDINGS LLC

By: HARUAKI MIYAGI
Its: MANAGING MEMBER

STATE OF UTAH)
COUNTY OF UTAH)
)ss:



Teisha Wilson, City Recorder

Subscribed and sworn to before me by Haruaki Miyagi, who duly acknowledged to me that having express authority from NEW STAR HOLDINGS LLC to do so, signed this Easement Agreement for and on behalf of NEW STAR HOLDINGS LLC this 11th day of July, 2019.




D. Miller
NOTARY PUBLIC

EXHIBIT A

A 30.00-foot-wide Public Utility Easement located in a portion of the SE1/4 of Section 16, Township 5 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the southerly line of that Real Property described in Deed Entry No. 82364:2016 of the Official Records of Utah County located N0°07'17"W along the Section line 1,877.60 feet and West 246.55 feet from the Southeast Corner of Section 16, T5S, R1E, S.L.B.& M.; thence N88°36'39"W along said deed 48.95 feet; thence parallel with, and 20.00 feet perpendicularly to the northwest of an existing sewer line the following 2 (two) courses and distances: N53°35'22"E 323.38 feet; thence N44°39'53"E 64.44 feet to the northerly line of said deed; thence along said deed Southeasterly along the arc of a 3,467.00 foot radius non-tangent curve (radius bears: N41°13'05"E) to the left 30.06 feet through a central angle of 0°29'49" (chord: S49°01'49"E 30.06 feet); thence parallel with, and 10.00 feet perpendicularly to the southeast of an existing sewer line the following 2 (two) courses and distances: S44°39'53"W 68.72 feet; thence S53°35'22"W 287.04 feet to the point of beginning.

Contains: 11,153+/- s.f.