

193875-CPF

WHEN RECORDED MAIL TO:

Wasatch Residential Group

620 South State Street

Salt Lake City, UT 84111

ENT 78251:2025 PG 1 of 2

ANDREA ALLEN

UTAH COUNTY RECORDER

2025 Oct 09 02:15 PM FEE 40.00 BY TM

RECORDED FOR Cottonwood Title Insurance

ELECTRONICALLY RECORDED

*Space above for County Recorder's use*

## **PUBLIC UTILITY EASEMENT DEDICATION**

Provo Center Holdings, LLC, a Utah Limited Liability Company, Grantor, does hereby dedicate a non-exclusive, limited public utility easement, over the property (to be located outside of building footprints and structures) described herein, for the use and installation of public utility facilities according to the provisions of Utah Code Ann. § 54-3-27 which defines public utility easements and the rights to which public utility companies may place their public utility facilities. This public utility easement is solely for the use of Provo City Power and Enbridge Gas to provide public utility services to the property and shall only be located outside of building footprints and structures.

The Public Utility Easement dedicated herein is as described as follows:

### **LEGAL DESCRIPTION**

Lots 1, 2, and 3, of FORT UTAH CENTER PLAT A AMENDMENT, (Amending all of Lots 1, 2, 3, and 7 of Fort Utah Center Plat A), Provo, Utah, as recorded in the Utah County Recorder's Office, as Entry No. 70067-2025, Book 39, Page 405.

Lot 1 Tax Parcel No.: 39:405:0001

Lot 2 Tax Parcel No.: 39:405:0003

Lot 3 Tax Parcel No.: 39:405:0002

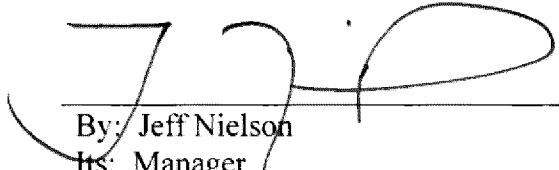
Contains: 466,584 square feet or 10.711 acres+/-

Grantor reserves the right to use the public utility easement area described herein for any purpose whatsoever, provided Grantor's use does not unreasonably interfere with installation of public utility facilities within the easement.

IN WITNESS WHEREOF, the Grantor has executed this public utility easement dedication this 8<sup>th</sup> day of Oct., 2025.

**PROVO CENTER HOLDINGS, LLC**

A Utah Limited Liability Company

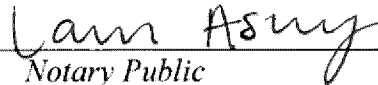
  
By: Jeff Nielson  
Its: Manager

STATE OF UTAH )

:SS

COUNTY OF Salt Lake )

On the 8<sup>th</sup> day of October, 2025, personally appeared before me Jeff Nielson who being by me duly sworn did say that he is the Manager of Provo Center Holdings, LLC, a Utah Limited Liability Company, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors; and acknowledged to me that said corporation executed the same.

  
Notary Public

My Commission Expires: 2/1/26

