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WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

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10/30/2019 11:02 AM \$0.00
Book - 10852 Pg - 9016-9018
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: MONE WARDLE
SLC UT 84114-8420
BY: DSA, DEPUTY - WI 3 P.

Easement (Company)

Salt Lake County	Tax ID No.	14-13-152-001 14-13-152-002
	PIN No.	14413
	Project No.	F-0172(32)7
	Parcel No.	0172:103B:3E

Landmark at Salt Lake City Owners Association, Inc., Grantor(s), hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in Lots 1 and 2, Landmark Commerce Center Phase 1 and California Avenue Road Dedication plat, recorded as Entry No. 9803753, Book 2006P, Page 222, in the office of the Salt Lake County Recorder and in the NW1/4 SW1/4 and the SW1/4 NW1/4 of Section 13, T.1S., R.2W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the widening of 5600 West Street (SR-172) known as Project No. F-0172(32)7. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract of property are described as follows:

Beginning at a point in the existing easterly right of way line of 5600 West Street (SR-172), which point is 59.66 feet N.00°00'16"W. from the southwest corner of said Lot 2, said point is also 75.01 feet

Continued on Page 2
COMPANY RW-09C (11-01-03)

perpendicularly distant easterly from the 5600 West Street Right of Way Control Line opposite engineer station 35+79.00; and running thence N.00°00'16"W. 111.51 feet along said existing easterly right of way line; thence N.89°59'44"E. 17.50 feet; thence N.00°00'16"W. 10.00 feet; thence S.89°59'44"W. 17.50 feet to said existing easterly right of way line; thence N.00°00'16"W. 185.50 feet along said existing easterly right of way line; thence N.89°59'44"E. 19.00 feet; thence N.00°00'16"W. 10.00 feet; thence S.89°59'44"W. 19.00 feet to said existing easterly right of way line; thence N.00°00'16"W. 335.25 feet along said existing easterly right of way line to the northwest corner of said Lot 2 at a point 75.00 feet perpendicularly distant easterly from said control line opposite approximate engineer station 42+31.25; thence N.89°58'48"E. 20.00 feet along the northerly boundary line of said Lot 2; thence S.00°00'16"E. 662.26 feet; thence S.65°45'51"E. 21.92 feet; thence S.39°27'42"E. 30.46 feet; thence S.86°20'11"E. 116.26 feet; thence N.89°51'57"E. 116.00 feet; thence S.87°19'55"E. 190.23 feet; thence S.82°57'53"E. 80.13 feet to the existing northerly right of way line of 1730 South Street; thence S.89°51'57"W. (S.89°52'14"W. by record) 80.00 feet along said existing northerly right of way line; thence N.87°19'32"W. 132.66 feet; thence S.89°51'57"W. 53.00 feet; thence N.83°00'33"W. 80.62 feet; thence S.89°51'57"W. 164.00 feet; thence N.44°05'24"W. 73.84 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described part of an entire tract of property contains 17,416 square feet in area or 0.400 acre, more or less.

(Note: Rotate all bearings in the above description 00°15'07" clockwise to obtain highway bearings.)

