

WHEN RECORDED, MAIL TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

ENT 13003:2017 PG 1 of 6
Jeffery Smith
Utah County Recorder
2017 Feb 07 12:57 PM FEE 0.00 BY DA
RECORDED FOR National Title Agency of Utah
ELECTRONICALLY RECORDED

Easement
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 36:636:0001
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:122:2E

Corral West Properties, L.C., Grantor, a Limited Liability Company of the State of Utah, hereby GRANTS AND CONVEYS to the UTAH TRANSIT AUTHORITY, at 669 West 200 South, Salt Lake City, Utah 84101, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in Lot 1, Amended Plat "A", Corral West Subdivision, according to the official plat thereof, recorded March 12, 1996 as Entry No. 20192, Map No. 6495-77, situate in the NW1/4NE1/4 of Section 27, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3. 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 two 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.

Beginning at a point on the southerly project right of way and limited access line of State Route 265 (University Parkway) in Orem, Utah, which point is also 1,096.92 feet (1,096.67 feet measured) S. 89°08'17" E. along the section line and 687.79 feet

NTA 16-2420

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(690.38 feet measured) South and 183.15 feet S. 83°25'33" E. from the North Quarter Corner of said Section 27, which point is also 88.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 127+16.75; thence along said project right of way and limited access line S. 89°13'24" E. 47.47 feet, more or less, to the easterly boundary line of said Lot 1; thence along said boundary line South 45.50 feet; thence N. 89°13'24" W. 19.88 feet; thence N. 01°23'04" W. 26.52 feet; thence N. 89°13'24" W. 20.20 feet; thence northwesterly 11.00 feet along the arc of a 7.00-foot radius curve to the right, through a central angle of 90°00'00", the chord of which bears N. 44°13'24" W. 9.90 feet; thence N. 00°46'36" E. 12.00 feet, more or less, to the point of beginning. The above described part of an entire tract of land contains 1,429 square feet or 0.033 acre in area, more or less.

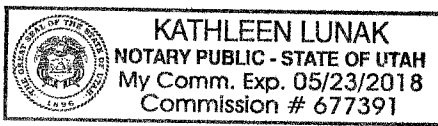
(Note: Rotate above bearings counterclockwise 00°14'36" to equal project bearings.)

After said improvements and appurtenant parts thereof are constructed at the expense of the Utah Transit Authority, said Utah Transit Authority is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said improvements and appurtenant parts thereof.

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IN WITNESS WHEREOF, said Corral West Properties, L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of February, A.D. 20 17.

Corral West Properties, L.C.



Name: Alex P. Carr
Its: Manager

State of Utah)
)ss:
County of Salt Lake)

On the date first above written personally appeared before me, Alex P. Carr, who, being by me duly sworn, says that he is a Manager of Corral West Properties, L.C, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Alex P. Carr acknowledged to me that said company executed the same.

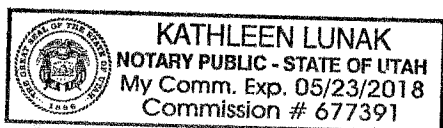
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

Pin No. 10266
Project No. S-0265(23)3
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IN WITNESS WHEREOF, said Corral West Properties, L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of February, A.D. 20 17.

Corral West Properties, L.C



Bruce K. Tingey
Name: Bruce K. Tingey
Its: Manager

State of Utah)
)ss:
County of Salt Lake)

On the date first above written personally appeared before me, Bruce K. Tingey, who, being by me duly sworn, says that he is a Manager of Corral West Properties, L.C, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Bruce K. Tingey acknowledged to me that said company executed the same.

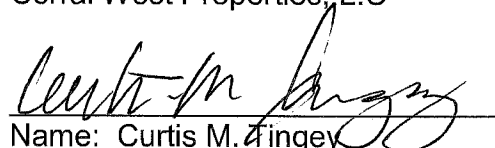
WITNESS my hand and official stamp the date in this certificate first above written:

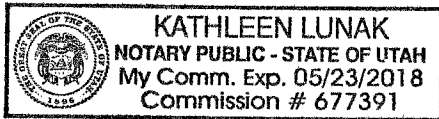
Kathleen Lunak
Notary Public

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:122:2E

IN WITNESS WHEREOF, said Corral West Properties, L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of FEB, A.D. 20 17.

Corral West Properties, L.C

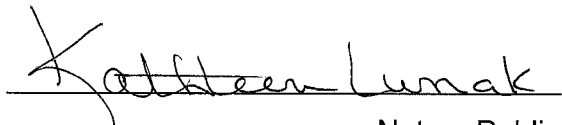

Name: Curtis M. Tingey
Its: Manager

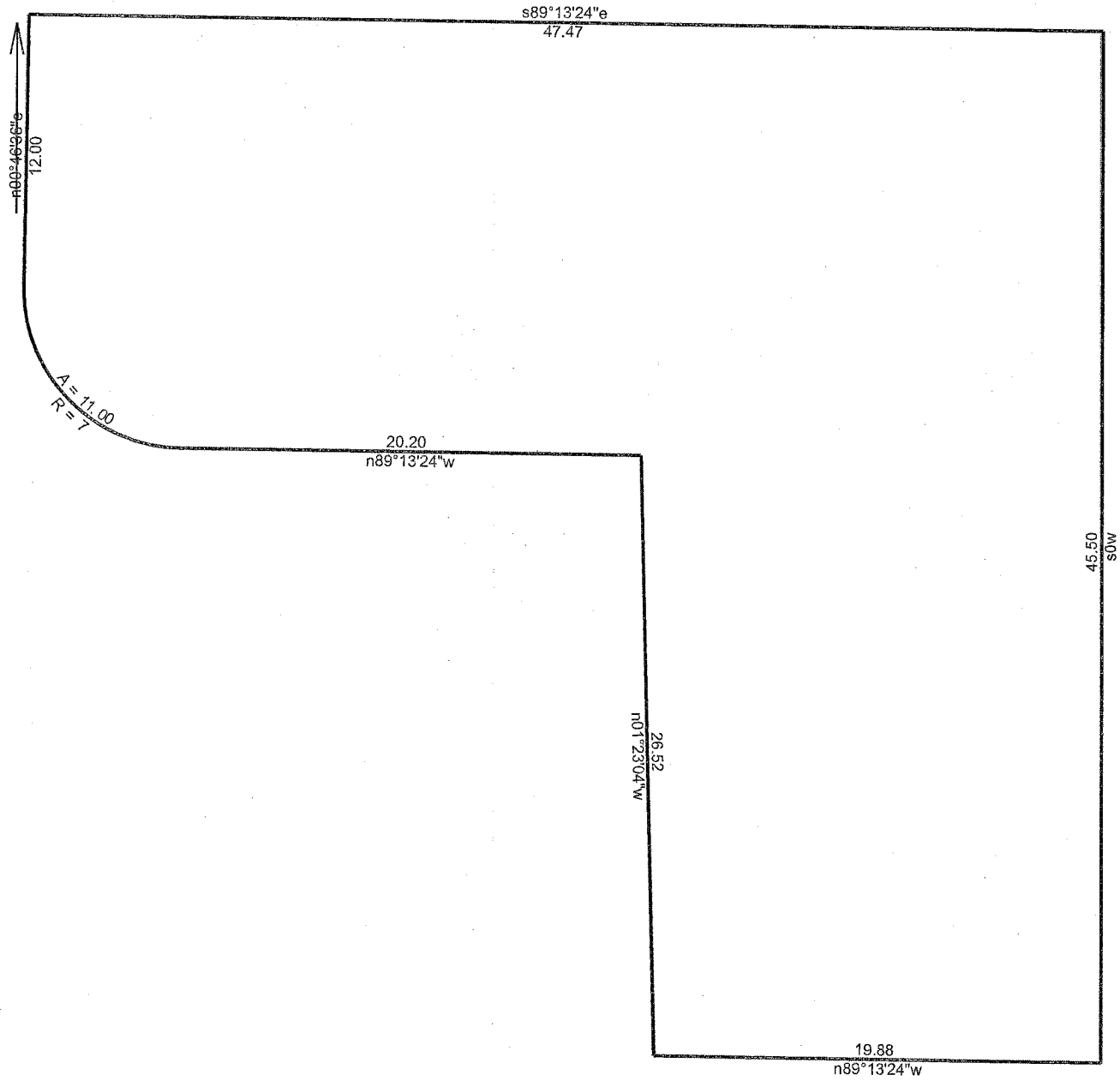


State of Utah)
)ss:
County of Salt Lake)

On the date first above written personally appeared before me, Curtis M. Tingey, who, being by me duly sworn, says that he is a Manager of Corral West Properties, L.C, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Curtis M. Tingey acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:


Notary Public



Parcel 122:2E

5/20/2016

Scale: 1 inch= 7 feet

File: 10266_S-0265(23)3_13P_122_2E_DeedPlot.ndp

Tract 1: 0.0328 Acres (1429 Sq. Feet), Closure: s52.1845w 0.01 ft. (1/21353), Perimeter=183 ft.

- 01 s89.1324e 47.47
- 02 s0w 45.50
- 03 n89.1324w 19.88
- 04 n01.2304w 26.52
- 05 n89.1324w 20.20
- 06 Rt, r=7.00, delta=090.0000, arc=11.00, chord=n44.1324w 9.90
- 07 n00.4636e 12.00