

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

Copy to: Highland City Corporation
5400 West Civic Center Dr. #1
Highland, Utah 84003



ENT 17229:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 11 8:47 am FEE 0.00 BY SS
RECORDED FOR UTAH COUNTY

Highway Easement Deed

Utah County

Tax ID No. 12:004:0017

12:004:0018

PIN No.14088

Project No. S-LC49(165)

Parcel No: LC49:109:EC

State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services, Grantor, hereby GRANTS AND CONVEYS to Highland City Corporation, Grantee, at 5400 West Civic Center Drive #1, Highland, Utah 84003 for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described right of way in Utah County, State of Utah, to-wit:

A public highway right of way, upon part of an entire tract of property situate in the SW1/4 SE1/4 of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, in Utah County, Utah, for the purpose of constructing and maintaining the Alpine Highway to North County Blvd connector road, associated trail system, and public utilities within the roadway corridor, known as Project No. S-LC49(165). Grantor with the consent of the Highland City Corporation shall have the right to lessen but not to increase the vertical distance or grade of the cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning in the westerly boundary line of said entire tract at a point 70.00 feet radially distant southerly from the right of way control line of said project, opposite approximate Engineers Station 30+02.47, which point is approximately 924.53 feet N.00°01'34"E along the quarter section line from the South Quarter corner of said Section 1; and running thence N.00°01'34"E. 151.61 feet along said westerly boundary line and Quarter Section line to a point 79.52 feet radially distant northerly from the right of way control line of said project, opposite approximate Engineers Station 30+27.41, at the point of curvature of a non-tangent curve to the right with a radius of 566.00 feet; thence easterly along said curve with an arc length of 141.55 feet, chord bears N.87°05'55"E. 141.18 feet; to a point 80.74 feet radially distant northerly from the right of way control line of said project, opposite Engineers Station 31+92.31; thence S.85°44'12"E. 284.66 feet to a point

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84.00 radially distant northerly from the right of way control line of said project, opposite Engineers Station 34+50.00, thence S.56°06'59"E. 59.21 feet to a point 45.00 feet radially distant northerly from the right of way control line of said project, opposite Engineers Station 35+00.00, at the point of curvature of a non-tangent curve to the left with a radius of 555.00 feet; thence easterly along said curve with an arc length of 159.19 feet, chord bears N.72°07'42"E. 158.65 feet to a point 45.00 feet radially distant northerly from the right of way control line of said project, opposite approximate Engineers Station 36+72.07, at the point of curvature of a non-tangent curve to the left with a radius of 475.00 feet; thence southeasterly along said curve with an arc length of 109.91 feet, chord bears S.64°03'11"E. 109.67 feet to a point 45.00 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 37+34.94 at the point of curvature of a non-tangent curve to the right with a radius of 645.00 feet; thence westerly along said curve with an arc length of 449.98 feet, chord bears S.77°53'36"W. 440.91 feet to a point 45.00 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 33+16.35, thence S.85°58'57"W. 121.27 feet to a point 70.00 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 31+97.69, at the point of curvature of a non-tangent curve to the left with a radius of 530.00 feet; thence westerly along said curve with an arc length of 172.44 feet, chord bears S.88°33'31"W. 171.68 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 contains 85,520 square feet in area or 1.963 acres.

(Note: Rotate above bearings 00°00'14" clockwise to equal Highway bearings).

Division of Facilities Construction and Management, a division of the Department of Administrative Services, successors and/or assigns, Grantor, will not use, authorize use, or convey additional rights within the above described right-of-way without written permission from Grantee, and/or successors. Any construction activity within the highway right of way must be permitted by Grantee.

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IN WITNESS WHEREOF, said State of Utah, by and through the Division of Facilities Construction and Management, has caused this instrument to be executed this 3rd day of February, A.D. 20 20, by the Real Estate Manager.

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

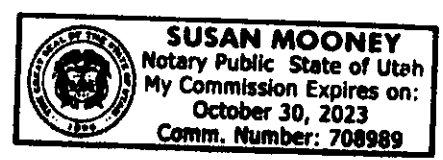
State of Utah, by and through the Division
of Facilities Construction and Management

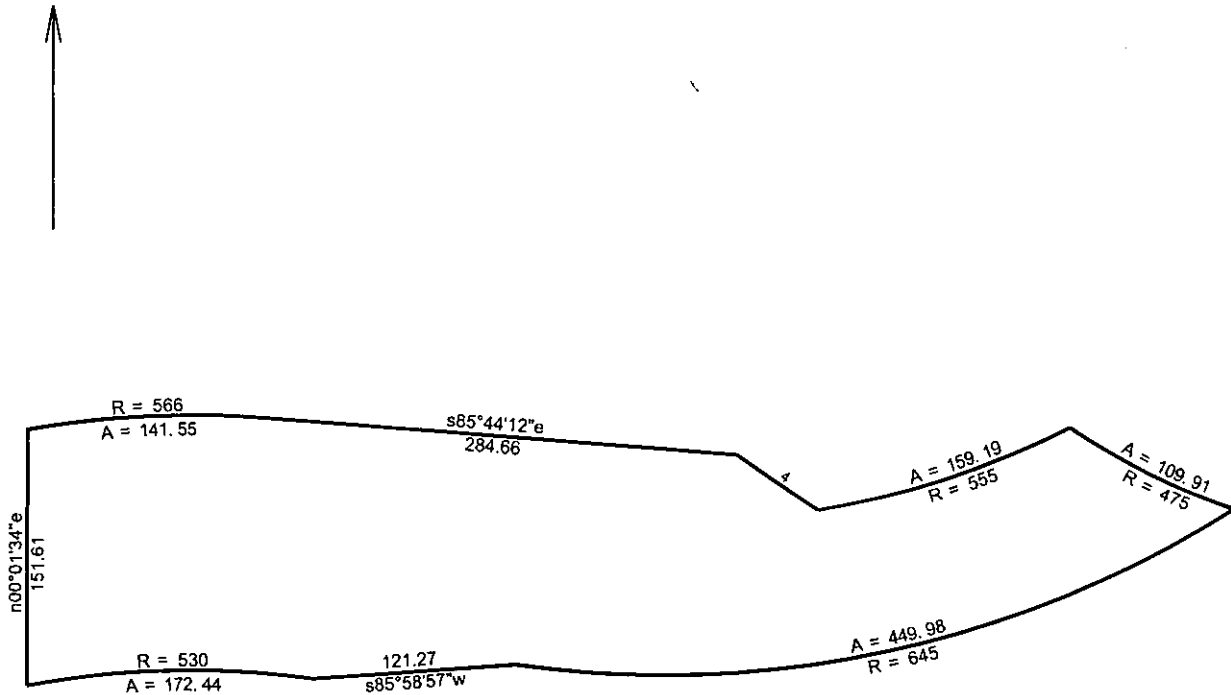
By Lee Fairbourn
Lee Fairbourn
Real Estate Manager

On the date first above written personally appeared before me, Lee Fairbourn, who, being by me duly sworn, did say that he is the Real Estate Manager, for the State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services; and he further acknowledged to me that said instrument was signed by him/her in behalf of said State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services.

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

Susan Mooney
Notary Public





14088_S-LC49(165)_02P_109_EC_DeedPlot

5/13/2019

Scale: 1 inch= 110 feet

File: 14088_S-LC49(165)_02P_109_EC_DeedPlot.ndp

Tract 1: 1.9633 Acres (85520 Sq. Feet), Closure: n86.2915e 0.01 ft. (1/323375), Perimeter=1650 ft.

01 n00.0134e 151.61
 02 Rt, r=566.00, arc=141.55, chord=n87.0555e 141.18
 03 s85.4412e 284.66
 04 s56.0659e 59.21
 05 Lt, r=555.00, arc=159.19, chord=n72.0742e 158.64
 06 Lt, r=475.00, arc=109.91, chord=s64.0311e 109.66
 07 Rt, r=645.00, arc=449.98, chord=s77.5336w 440.91

08 s85.5857w 121.27
 09 Lt, r=530.00, arc=172.44, chord=s88.3331w 171.68