

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

F 82483 UDK

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Book - 10134 Pg - 7790-7792
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
746 WINCHESTER ST STE 100
SLC UT 84107
BY: DDK, DEPUTY - WI 3 P.

Easement
(Limited Liability Company)

Salt Lake County	Tax ID No.	21-17-101-047 21-17-101-073
	Parcel No.	0173:136:3E
	Project No.	S-0173(16)5

FPA West Point, LLC, a Delaware limited liability company
a Limited Liability Company of the State of Delaware Grantor(s),
hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,
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, in the NW1/4NW1/4 of Section 17, T.2S., R.1W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of the existing highway State Route 173 known as Project No. S-0173(16)5. 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 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 land are described as follows:

Beginning at a point in the southerly right of way line of the existing highway State Route 173 which point is 1,292.91 feet N.89°56'30"E. along the northerly section line of said Section 17 and 73.00 feet S.00°03'30"E. (1,292.95 feet East and 71.71 feet South by record) and 163.96 feet S.89°56'30"W. from

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the Northwest Corner of said Section 17, said point is also approximately 66.80 feet perpendicularly distant southerly from the control line of said project opposite engineer station 576+36.98; and running thence S.75°38'36"W. 95.75 feet to a westerly boundary line of said entire tract and to the beginning of a 40.00-foot radius non-tangent curve to the left (Note: center bears N.70°51'44"W.); thence northerly along the arc of said curve and said westerly boundary line 27.46 feet through a delta of 39°19'50" (Note: chord to said curve bears N.00°31'39"W. for a distance of 26.92 feet); thence S.86°25'15"E. (S.86°25'52"E. by record) 2.03 feet; thence N.00°02'28"W. 2.00 feet; thence S.86°25'15"E. (S.86°25'52"E. by record) 81.15 feet along said southerly right of way line; thence N.89°56'30"E. 10.00 feet along said southerly right of way line to the point of beginning. The above described part of an entire tract of land contains 1,272 square feet or 0.029 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°14'34" clockwise to obtain highway bearings.)

After said roadway improvements, side treatments and appurtenant parts thereof and blending slopes are constructed on the above described part of an entire tract at the expense of the Utah Department of Transportation, said Utah Department of Transportation is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said facilities and appurtenant parts thereof.

