



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

ENT 17230:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
 2020 Feb 11 8:48 am FEE 0.00 BY SS
 RECORDED FOR UTAH COUNTY

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

Easement

Utah County

Tax ID No. 12:004:0017

12:004:0018

PIN No.14088

Project No. S-LC49(165)

Parcel No: LC49:109:2EC

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 easement in Utah County, State of Utah, to-wit:

A perpetual easement, 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 Canal Blvd., Alpine Highway to North County Blvd connector road, cut and/or fill slopes, associated trail system and appurtenant parts thereof, 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. A utility shall have the right to install, maintain, operate, repair, remove, replace or relocate utility facilities within the easement. 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 79.52 feet radially distant northerly from the right of way control line of said project, opposite approximate Engineers Station 30+27.41, which point is approximately 1076.14 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. 210.85 feet, more or less, along said westerly boundary line and Quarter Section line to the northerly boundary line of said entire tract at a point 288.63 feet radially distant northerly from the right of way control line of said project, opposite approximate Engineers Station 30+48.32; thence S.82°05'00"E. 237.95 feet; thence S.83°58'06"E. 105.33 feet; thence S.47°57'47"E. 289.35 feet to the northerly line of

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the Canal Blvd right of way easement, at a point 45.00 feet radially distant northerly from the right of way control line of said project, opposite Engineers Station 35+90.71, being the point of curvature of a non-tangent curve to the right with a radius of 555.00 feet; thence westerly along said curve with an arc length of 83.97 feet, chord bears S.76°00'40"W. 83.89 feet; thence N.56°06'59"W. 59.21 feet; thence N.85°44'12"W. 284.66 feet to the point of tangency of a curve to the left with a radius of 566.00 feet; thence westerly along said curve with an arc length of 141.55 feet, chord bears S.87°05'55"W. 141.18 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 83,632 square feet in area or 1.920 acres.

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

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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

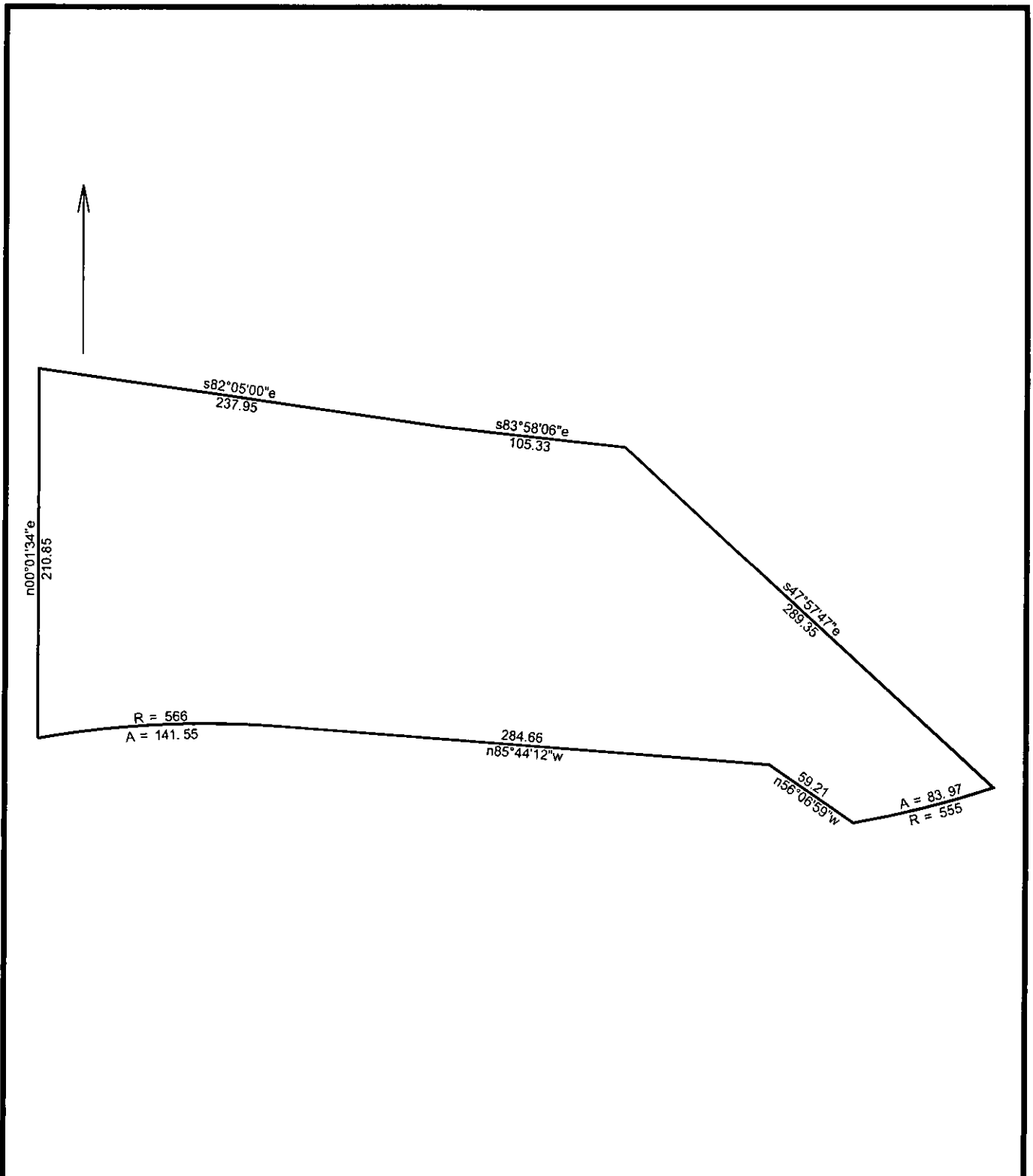
By Lee Fairbourn
Lee Fairbourn
Real Estate Manager

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_2EC_DeedPlot 5/13/2019

Scale: 1 inch= 80 feet File: 14088_S-LC49(165)_02P_109_2EC_DeedPlot.ndp

Tract 1: 1.9199 Acres (83632 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/387277), Perimeter=1413 ft.

- 01 n00.0134e 210.85
- 02 s82.0500e 237.95
- 03 s83.5806e 105.33
- 04 s47.5747e 289.35
- 05 Rt, r=555.00, arc=83.97, chord=s76.0040w 83.89
- 06 n56.0659w 59.21
- 07 n85.4412w 284.66
- 08 Lt, r=566.00, arc=141.55, chord=s87.0555w 141.18