

Ent: 417033 - Ps 1 of 4
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Filed By: cr
Jerry Houshton, Recorder
Tooele County Corporation
For: UTAH DEPARTMENT TRANSPORT

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

Easement

(LIMITED LIABILITY COMPANY) Tax ID No. 13-073-0-0004
15-038-0-0001
13-098-0-0002
13-073-0-0007
PIN No. 11204
Project No. F-0036(137)52
Parcel No. 0036:317:E
Tooele County

CCA-TOOELE TOWNE CENTER, LLC, a Limited Liability Company of the State of Delaware Grantor, 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 consideration, the following described easement in Tooele County, State of Utah, to-wit:

Two (2) temporary easements upon part of an entire tract of property being Lots 4 and 7, Tooele Town Center Subdivision, Lot 2, Tooele Town Center No. 2 Subdivision, and Lot 1, Tooele Town Center No. 3 Subdivision, said subdivisions located in the NE1/4 of the NE1/4 Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, for the purpose of constructing blending slopes and appurtenant parts thereof, driveway, sidewalk, and curb and gutter to facilitate the construction of SR-36, known as Project No. F-0036(137)52. 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 are described as follows:

Beginning at the Southwest corner of Lot 1, Tooele Town Center No. 2 Subdivision, said point being in the existing easterly highway right of way line and running thence along the southerly boundary line of said Lot 1 S.88°35'36"E. 38.06 feet to a point 94.00 feet perpendicularly distant easterly from the right of way control line of said SR-36, opposite approximate Engineers Station 489+89.20; thence S.1°44'26"W. 29.20 feet; thence N.88°15'34"W. 5.00 feet; thence S.1°44'26"W. 15.00 feet to a point 89.00 feet perpendicularly distant easterly from the right of way control line of said SR-36, opposite approximate Engineers Station 489+45.00; thence N.88°15'34"W. 32.97 feet to a point in

said existing easterly highway right of way line; thence along said existing easterly highway right of way line N.1°37'50"E. 43.98 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 1,601 square feet in area or 0.037 acre.

ALSO:

Beginning at the Northwest corner of said Lot 7, Tooele Town Center Subdivision, said point being in the existing easterly highway right of way line and running thence along the northerly boundary line of said Lot 7 S.88°35'36"E. 4.00 feet to a point 59.00 feet radially distant easterly from the right of way control line of said SR-36, opposite approximate Engineers Station 495+30.24; thence southerly 48.55 feet along the arc of a 2805.90 foot radius non-tangent curve to the left, (chord bears S.2°14'10"W. 48.55 feet); thence S.1°44'26"W. 59.68 feet; thence S.88°15'34"E. 27.00 feet; thence S.1°44'26"W. 11.00 feet; thence S.88°15'34"E. 9.00 feet; thence S.1°44'26"W. 57.00 feet; thence N.88°15'34"W. 10.00 feet; thence S.1°44'26"W. 9.00 feet to a point 85.00 feet perpendicularly distant easterly from the right of way control line of said SR-36, opposite approximate Engineers Station 493+44.00; thence N.88°15'34"W. 29.74 feet to a point in said existing easterly highway right of way line; thence along said highway right of way line the following two courses and distances; (1) thence N.1°37'50"E. 136.68 feet; (2) thence northerly 48.52 feet along the arc of a 2809.90 foot radius curve to the right, (chord bears N.2°14'07"E. 48.52 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 3,306 square feet in area or 0.076 acre.

The combined described parts of an entire tract contain 4,907 square feet in area or 0.113 acre.

After said improvements 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 SR-36 facility and appurtenant parts thereof.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On June 5, 2015 before me, Lori Guttenberg, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steven Usdan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lori Guttenberg
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____