

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

12354050
08/30/2016 11:26 AM \$0.00
Book - 10470 Pg - 1270-1272
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
746 WINCHESTER ST STE 100
SLC UT 84107
BY: MSA, DEPUTY - WI 3 P.

Easement
(Limited Liability Company)

Salt Lake County	Tax ID No.	33-01-205-001
	PIN No.	10603
	Project No.	S-0154(70)1
	Parcel No.	0154:110:2E

BG Draper Office Owner 4, L.C.

a Limited Liability Company of the State of Utah Grantor(s),
hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84114, 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 perpetual easement, upon part of an entire tract of property, situate in Governmental Lots 2 and 3 of Section 1, T.4S., R.1W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to slopes, street and signal lighting facilities, directional and traffic information signs to facilitate the construction of the existing highway State Route 154 known as Project No. S-0154(70)1. The boundaries of said part of an entire tract of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract 94.67 feet N.89°58'34"W. along the north line of said Section 1 and 1,249.14 feet S.00°02'15"W. from the North Quarter Corner of said Section 1, said point is also approximately 82.00 feet radially distant northerly from the Bangerter Highway Control Line opposite engineer station 177+19.68; and running thence N.00°02'15"E. 5.09 feet along said

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boundary line to a point in a 2,383.59-foot radius non-tangent curve to the right, concentric with and 87.00 feet radially distant northerly from said control line opposite engineer station 177+20.60 (Note: center bears S.10°43'40"E.); thence easterly 255.36 feet along said curve, through a delta of 06°08'18" (Note: chord to said curve bears N.82°20'29"E. for a distance of 255.24 feet) to a point opposite engineer station 179+66.64; thence S.80°20'15"W. 67.20 feet to a point in a 2,378.59-foot radius non-tangent curve to the left, concentric with and 82.00 feet radially distant northerly from said control line (Note: center bears S.06°12'08"E.); thence westerly 188.83 feet along the arc of said curve through a delta of 04°32'55" (Note: Chord to said curve bears S.81°31'25"W. for a distance of 188.78 feet) to the point of beginning. The above described part of an entire tract of land contains 1,121 square feet or 0.026 acre in area, more or less.

(Note: All bearings in the above description equal highway bearings.)

It is agreed hereby, that the Owners, by consent of the Utah Department of Transportation, shall have the right to lessen but not to increase the vertical distance or grade of said cut and/or fill slopes.

After said public utilities and appurtenant parts thereof 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 public utilities and appurtenant parts thereof.

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Project No. S-0154(70)1
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IN WITNESS WHEREOF, said BG DRAPER OFFICE OWNER 4, L.C.
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 6 day of JULY, A.D. 20 16.

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

BG Draper Office Owner 4, L.C.
Limited Liability Company
X By [Signature]
Manager

On the date first above written personally appeared before me,
CHRISTIAN GARDNER, who, being by me duly sworn, says that he is the
Manager of BG Draper Office Owner 4, L.C., a Utah Limited Liability Company, and that the
within and foregoing instrument was signed on behalf of said company by authority of its Articles of
Organization, and said CHRISTIAN GARDNER acknowledged to me that
said company executed the same.

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

[Signature]
Notary Public

