

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

ENT 10388:2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 Feb 01 09:24 AM FEE 14.00 BY MG
RECORDED FOR First American - Union Heights
ELECTRONICALLY RECORDED

Easement
(Limited Liability Company)

Utah County	Tax ID No.	58:021:0152
	PIN No.	3616
	Project No.	SP-0182(1)0
	Parcel No.	0182:902:E

Tanuki Investments, LLC, a Utah limited liability company,
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
Utah County, State of Utah, to-wit:

A perpetual easement, upon part of an entire tract of property, in the NE1/4SW1/4 and the SE1/4NW1/4 and the SW1/4NW1/4 and the NE1/4NW1/4 of Section 10, T.5S., R.1W., and the SE1/4SW1/4 and the NE1/4SW1/4 and the SE1/4NW1/4 of Section 3, T.5S., R.1W., S.L.B. & M in Utah County, Utah for the purpose of constructing and maintaining thereon highway appurtenances including, but not limited to cut and/or fill slopes, drainage facilities and appurtenant parts thereof incident to the construction of a highway known as Project No. SP-0182(1)0. This easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and Grantors successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said easement is described as follows:

Beginning at the southeast corner of said entire tract, said corner is 2969.76 feet (2969.72 feet by record) S.00°11'02"W. along the quarter section line and 1216.19 feet N.89°59'53"W. from the North Quarter Corner of said Section 10, said corner is also 264.29 feet radially distant westerly from the Right of Way

PAGE 2

PIN No. 3616
 Project No. SP-0182(1)0
 Parcel No. 0182:902:E

Control Line opposite approximate engineer station 586+34.33; and running thence S.89°40'27"W. 18.26 feet along the southerly boundary line of said entire tract to a point in a 9,000.00-foot radius non-tangent curve to the left; thence northerly 455.28 feet along the arc of said curve (Note: Chord to said curve bears N.09°23'34"W. for a distance of 455.23 feet) to a point of reverse curvature with a radius of 2,000.00 feet; thence northerly 417.98 feet along the arc of said curve (Note: Chord to said curve bears N.04°51'18"W. for a distance of 417.22 feet); thence N.01°07'56"E. 133.23 feet to the beginning of a 10,000.00-foot radius curve to the right; thence northerly 907.74 feet along the arc of said curve (Note: Chord to said curve bears N.03°43'58"E. for a distance of 907.43 feet); thence N.06°19'59"E. 419.59 feet to the beginning of a 800.00-foot radius curve to the right; thence northerly 239.73 feet along the arc of said curve (Note: Chord to said curve bears N.14°55'04"E. for a distance of 238.84 feet) to a point of reverse curvature with a radius of 3,000.00 feet; thence northerly 593.96 feet along the arc said curve (Note: Chord to said curve bears N.17°49'50"E. for a distance of 592.99 feet) to a point of reverse curvature with a radius of 1,000.00 feet; thence northeasterly 511.45 feet along the arc of said curve (Note: Chord to said curve bears N.26°48'39"E. for a distance of 505.90 feet) to a point of reverse curvature with a radius of 1,200.00 feet; thence northerly 919.91 feet along the arc of said curve (Note: Chord to said curve bears N.19°30'05"E. for a distance of 897.55 feet); thence N.02°27'35"W. 624.86 feet to the beginning of a 1,000.00-foot radius curve to the right; thence northerly 332.93 feet along the arc of said curve (Note: Chord to said curve bears N.07°04'40"E. for a distance of 331.39 feet); thence N.16°36'56"E. 760.52 feet; thence N.19°27'05"E. 688.87 feet to a point in the easterly boundary line of said entire tract said at a point 773.21 perpendicularly distant westerly from the control line opposite approximate engineer station 654+44.00; thence along said easterly boundary line the following thirteen (13) courses: (1) S.00°17'28"W. 79.75 feet to the beginning of a 1,000.00-foot radius non-tangent curve to the left; thence (2) southerly 21.43 feet along the arc of said curve (Note: Chord to said curve bears S.20°20'13"W. for a distance of 21.43 feet); thence (3) S.19°43'22"W. 600.87 feet; thence (4) S.15°24'52"W. 391.36 feet; thence (5) S.17°09'12"W. 330.78 feet to the beginning of a 1,229.50-foot radius non-tangent curve to the left; thence (6) southerly 452.55 feet along the arc of said curve (Note: Chord to said curve bears S.06°36'32"W. for a distance of 450.00 feet); thence (7) S.03°56'09"E. 560.76 feet to the beginning of a 1,085.00-foot radius non-tangent curve to the right; thence (8) southerly 643.69 feet along the arc of said curve (Note: Chord to said curve bears S.13°03'36"W. for a distance of 634.29 feet); thence (9) S.30°03'20"W. 320.30 feet to the beginning of a 4,000.00-foot radius curve to the left; thence (10) southerly 1453.26 feet along the arc of said curve (Note: Chord to said curve bears S.19°38'51"W. for a distance of 1445.28 feet); thence (11) S.09°14'21"W. 197.23 feet to the beginning of a 5,312.50-foot radius curve to the left; thence (12) southerly 1686.05 feet along the arc of said curve (Note: Chord to said curve bears S.00°08'51"W. for a distance of 1678.98 feet); thence (13) S.08°56'42"E. 252.73 feet to the point of beginning. The above described easement contains 239,123 square feet in area or 5.489 acres, more or less.

(Note: Rotate all bearings in the above description 0°00'07" counterclockwise to obtain highway bearings.)

Continued on Page 3
 LIMITED LIABILITY COMPANY RW-03LL (11-01-03)

