

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

ENT 10389:2018 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.	58:022:0123
	PIN No.	3616
	Project No.	SP-0182(1)0
	Parcel No.	0182:901:E

Sunrise 3, 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 SE1/4SW1/4 and the NE1/4SW1/4 of Section 10, 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 1,999.62 feet S.89°52'23"E. (1,999.93 feet S.89°52'30"E. by record) along the section line from the Southwest Corner of said section, said corner is also 309.64 feet perpendicularly distant westerly from the Right of Way Control Line opposite approximate engineer station 562+42.08; and running thence N.89°52'23"W. (N.89°52'30"W. by record)

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22.14 feet along the southerly boundary line of said entire tract; thence N.09°06'18"W. 383.11 feet to the beginning of a 3,000.00-foot radius curve to the left; thence northerly 501.68 feet along the arc of said curve (Note: Chord to said curve bears N.13°53'45"W. for a distance of 501.10 feet) to a point of reverse curvature with a radius of 3,000.00 feet; thence northerly 403.59 feet along the arc of said curve (Note: Chord to said curve bears N.14°49'57"W. for a distance of 403.29 feet) to a point of reverse curvature with a radius of 2,800.00 feet; thence northerly 464.27 feet along the arc of said curve (Note: Chord to said curve bears N.15°43'43"W. for a distance of 463.74 feet) to a point of reverse curvature with a radius of 2,100.00 feet; thence northerly 497.83 feet along the arc of said curve (Note: Chord to said curve bears N.13°41'14"W. for a distance of 496.66 feet) to a point of reverse curvature with a radius of 9,000.00 feet; thence northerly 165.34 feet along the arc of said curve (Note: Chord to said curve bears N.07°25'21"W. for a distance of 165.34 feet) to the northerly boundary line of said entire tract; thence N.89°40'09"E. (N.89°40'27"E. by record) 18.26 feet along said northerly boundary line to the northeast corner of said entire tract at a point 264.29 feet radially distant westerly from said control line opposite engineer station 586+34.33; thence along the easterly boundary line of said entire tract the following six (6) courses: (1) S.08°57'00"E. 241.96 feet (242.12 feet by record) to the beginning of a 2,074.50-foot radius curve to the left; thence (2) southerly 426.55 feet along the arc of said curve (Note: Chord to said curve bears S.14°50'26"E. for a distance of 425.80 feet) to a point of reverse curvature with a radius of 3,400.00 feet; thence (3) southerly 353.95 feet along the arc of said curve (Note: Chord to said curve bears S.17°44'55"E. for a distance of 353.79 feet); thence (4) S.14°45'59"E. 361.44 feet; thence (5) S.12°37'37"E. 764.34 feet to the beginning of a 1,800.00-foot radius curve to the right; thence (6) southerly 267.79 (267.64 feet by record) feet along the arc of said curve (Note: Chord to said curve bears S.08°21'54"E. (S.08°22'01"E. by record) for a distance of 267.53 feet) to the point of beginning. The above described easement contains 61,021 square feet or 1.401 acres in area, more or less.

(Note: Rotate all bearings in the above description 0°00'11" clockwise to obtain highway bearings.)

After said public utilities and appurtenant parts thereof and said highway appurtenances including , but not limited to cut and/or fill slopes, drainage facilities 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 highway appurtenances including but not limited to cut and/or fill slopes, drainage facilities and appurtenant parts thereof.

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IN WITNESS WHEREOF, said Sunrise 3, LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 17th day of January, A.D. 20 18.

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Sunrise 3, LLC
Limited Liability Company
By [Signature]
Manager

On the date first above written personally appeared before me,
Diane Kunz, who, being by me duly sworn, says that he is the
Manager of Sunrise 3, LLC, an 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 Nathan Shipp 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

