

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

ENT 47264:2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 May 21 02:26 PM FEE 0.00 BY VP
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Easement

(CORPORATION)

Utah County

Tax ID No. 25:0025:0082

PIN No. 10265

Project No. F-0198(27)11

Parcel No. 0198:156:3E

Fritzi Realty, a corporation of the State of California, Grantor, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in _____ County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property situate in the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah, for the purpose of constructing and maintaining a public trail and access, storm drain and cut and/or fill slopes and appurtenant parts thereof incident to the widening of existing highway SR-198, known as Project No. F-0198(27)11. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantee. This easement shall run with the real property and shall be binding upon the Grantor, 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 perpetual easement are described as follows:

Beginning at a point in the existing easterly highway right of way line of said Project, which point is 2.33 feet S.00°12'22"E. along the section line and 211.49 feet West from the East quarter corner of said Section 25; and running thence N.01°39'00"E. 64.34 feet along said existing easterly highway right of way line; thence N.53°24'27"E. 101.64 feet to a point 170.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 174+90.00; thence N.86°24'31"E. 80.66 feet to a point 250.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 175+00.00; thence S.12°15'39"E. 53.90 feet to a point 265.00 feet perpendicularly distant easterly from the right of way control line of said Project,

PIN No. 10265
Project No. F-0198(27)11
Parcel No. 0198:156:3E

opposite Engineers Station 174+50.00; thence S.66°13'21"W. 191.67 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 12,446 square feet in area or 0.286 acre, more or less, of which 10,390 square feet, more or less, is now occupied by an existing perpetual public trail and access easement. Balance is 2056 square feet or 0.048 acre, more or less.

(Basis of Bearing is S.00°12'22"E. between the East quarter corner and the Southeast corner of said Section 25)

IN WITNESS WHEREOF, said Fritzi Realty has caused this instrument to be executed by its proper officers thereunto duly authorized, this 12th day of April, A.D. 20 18.

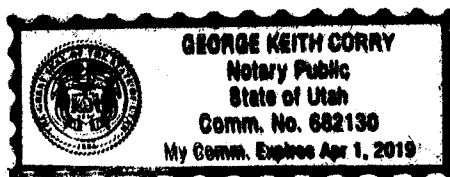
STATE OF Utah)
COUNTY OF Utah) ss.

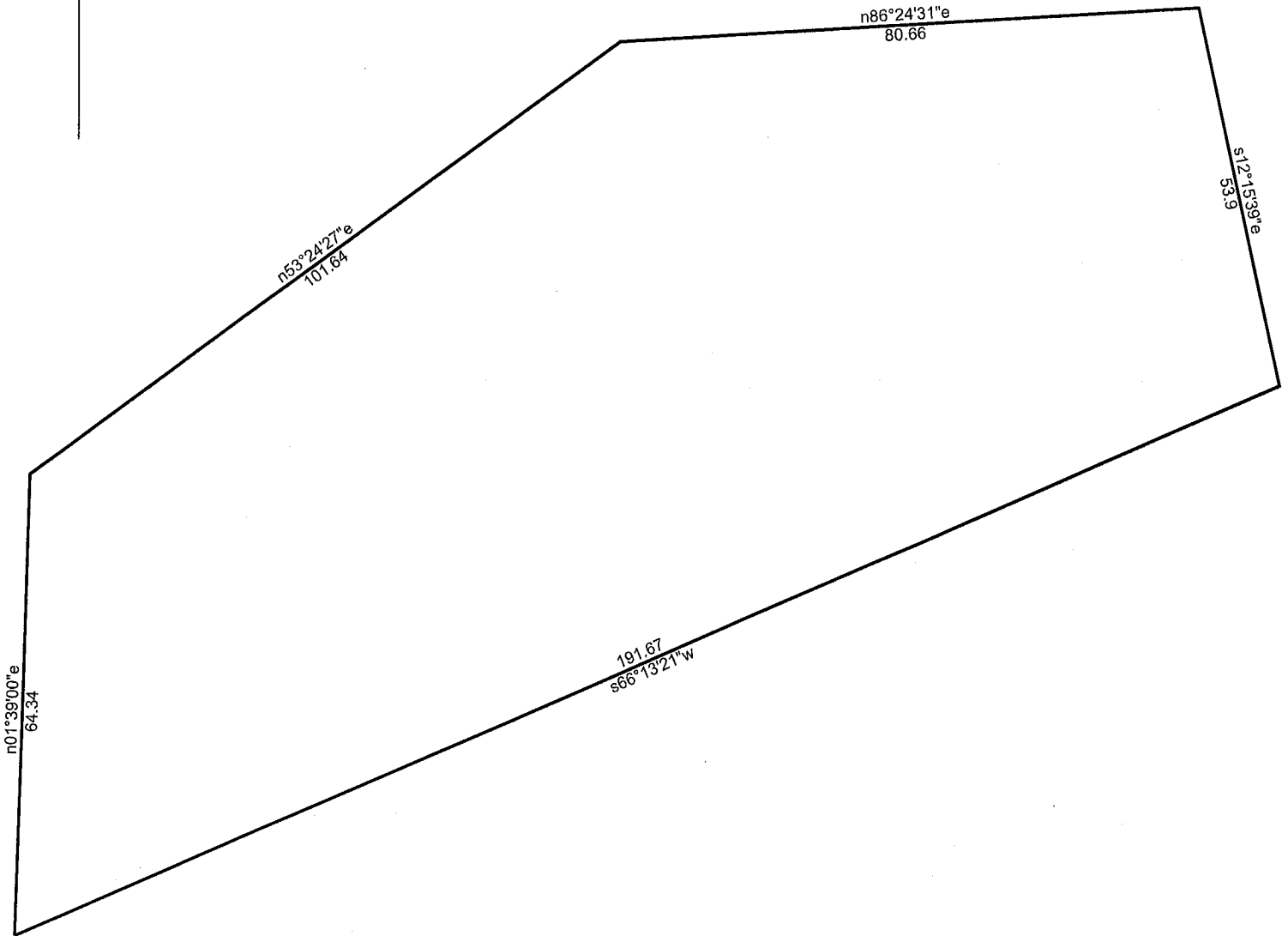
Fritzi Realty
By [Signature]
Co-CEO

On the date first above written personally appeared before me, Robert Tandler, who, being by me duly sworn, says that he is the Co-CEO of Fritzi Realty, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of Fritzi Realty, and said Robert Tandler acknowledged to me that said corporation executed the same.

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

[Signature]
Notary Public





10265_F-0198(27)11_03P_156_3E_DPL

12/4/2017

Scale: 1 inch= 23 feet

File: 10265_F-0198(27)11_03P_156_3E_DPL.ndp

Tract 1: 0.2857 Acres (12446 Sq. Feet), Closure: s44.2635w 0.01 ft. (1/55994), Perimeter=492 ft.

- 01 n01.3900e 64.34
- 02 n53.2427e 101.64
- 03 n86.2431e 80.66
- 04 s12.1539e 53.9
- 05 s66.1321w 191.67