

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

ENT 47265:2018 PG 1 of 5
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:E

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 Utah County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property situate in 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 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 southerly boundary line of said entire tract being in the easterly highway right of way line of said Project, which point is 910.13 feet S.00°12'22"E. along the section line and 286.05 feet West from the East quarter corner of said Section 25; and running thence N.2°00'58"E. 82.84 feet along said easterly highway right of way line; thence S.87°59'02"E. 10.00 feet to a point 70.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 165+30.00; thence S.2°00'58"W. 82.14 feet, parallel with said right of way control line to said southerly boundary line at a point 70.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 164+47.86; thence

Page 2

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

S.87°58'27"W. 10.02 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 825 square feet in area or 0.019 acre.

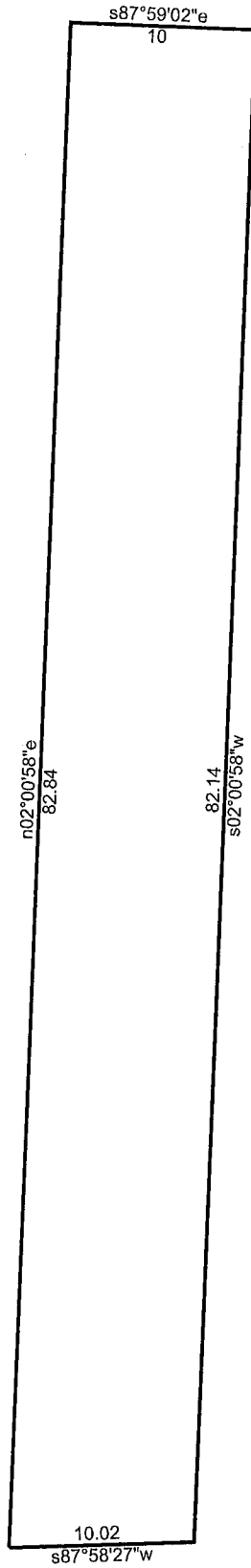
Also:

Beginning at a point in the existing easterly highway right of way line of said SR-198, which point is 51.28 feet S.00°12'22"E. along the section line and 250.48 feet West from the East quarter corner of said Section 25; and running; thence S.88°00'00"E. 30.01 feet along said existing easterly highway right of way line to a point of curvature of a non-tangent curve to the left with a radius of 7160.00 feet at a point 90.00 feet radially distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 173+08.89; thence southerly along said curve with an arc length of 179.48 feet, concentric with said right of way control line, chord bears S.2°44'03"W. 179.48 feet; thence S.2°00'58"W. 137.15 feet, parallel with said right of way control line to a point 90.00 feet perpendicularly distant easterly from the right of way control line of said Project, opposite Engineers Station 169+90.00; thence N.87°59'02"W. 30.00 feet to the easterly highway right of way line of said Project; thence along said easterly highway right of way line the following two (2) courses and distances: (1) N.2°00'58"E. 137.15 feet to a point of curvature of a curve to the right with a radius of 7190.00 feet; (2) thence northerly along said curve with an arc length of 179.47 feet, chord bears N.2°43'52"E. 179.47 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 9,499 square feet in area or 0.218 acre.

The combined area of the above described tracts of land is 10,324 square feet in area or 0.237 acre.

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



10265_F-0198(27)11_03P_156_E_DPL

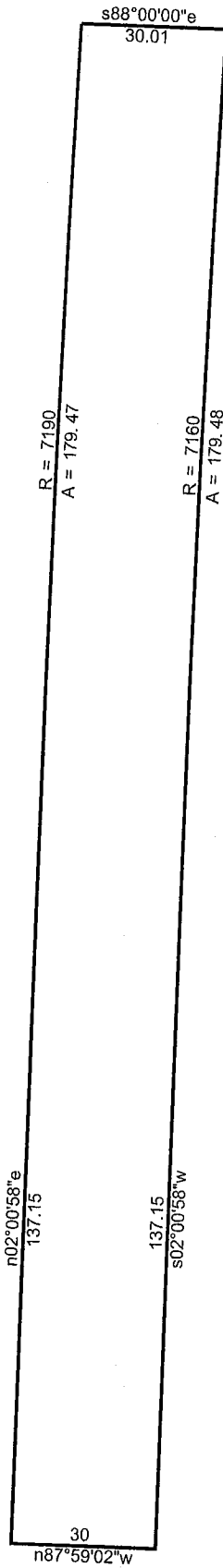
11/21/2017

Scale: 1 inch= 10 feet

File: 10265_F-0198(27)11_03P_156_E_DPL.ndp

Tract 1: 0.0189 Acres (825 Sq. Feet), Closure: n36.0516w 0.01 ft. (1/23188), Perimeter=185 ft.

- 01 n02.0058e 82.84
- 02 s87.5902e 10
- 03 s02.0058w 82.14
- 04 s87.5827w 10.02



10265_F-0198(27)11_03P_156_E_Also_DPL

11/21/2017

Scale: 1 inch= 37 feet

File: 10265_F-0198(27)11_03P_156_E_Also_DPL.ndp

Tract 1: 0.2181 Acres (9499 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/483229), Perimeter=693 ft.

- 01 s88.0000e 30.01
- 02 Lt, r=7160.00, arc=179.48, chord=s02.4403w 179.48
- 03 s02.0058w 137.15
- 04 n87.5902w 30
- 05 n02.0058e 137.15
- 06 Rt, r=7190.00, arc=179.47, chord=n02.4352e 179.47