

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

ENT 4608:2011 PG 1 of 2  
Jeffery Smith  
UTAH COUNTY RECORDER  
2011 Jan 14 10:08 am FEE 12.00 BY CS  
RECORDED FOR FOUNDERS TITLE COMPANY  
ELECTRONICALLY RECORDED

F-78197 GV

**Easement**  
(LIMITED LIABILITY COMPANY)

Affecting Tax ID. No. 48:158:0001

Parcel No. F-0114:108:E

Utah County

Project No. F-0114(21)0

Rise Legacy Development, LLC, a Limited Liability Company of the State of Utah Grantor hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten, Dollars, a perpetual easement, upon part of an entire tract of property, situate in Lot 1 of the OREM CENTER BUSINESS PARK SUBDIVISION PLAT "J", as recorded in the office of the Utah County Recorder, situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 6 South, Range 2 East, S.L.B. & M., in Utah County, Utah, for the purpose of constructing and maintaining thereon driveways, sidewalk, curb and gutter, retaining wall, and cut and or fill slopes and appurtenant parts thereof, to facilitate the construction of State Route 114 known as Project F-0114. The easement includes the right to maintain and continue the existence of said wall, 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 the Grantors successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the northeast corner of said Lot 1, at a point 42.89 feet radially distant southwesterly from the right of way control line of State Route 114 of said project opposite approximate Engineer Station 522+73.14; and running thence S.34°45'41"E. 34.38 feet along the easterly boundary line of said Lot 1; thence S.08°10'17"W. 47.72 feet to the northwesterly right of way line of Business Park Drive of said project; thence southwesterly along said right of way line the following two (2) courses and distances: (1) S.55°19'37"W. 279.74 feet to a point on a non-tangent 466.00-foot radius curve to the right; (2) thence 59.72 feet along the arc of said curve, (chord bears S.58°37'08"W. 59.68 feet) to the westerly boundary line of said Lot 1; thence N.00°58'59"E. 11.44 feet along said westerly boundary line to a point of intersection with a non-tangent 456.00-foot radius curve to the

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left; thence 52.98 feet along the arc of said curve, (chord bears N.58°16'18"E. 52.95 feet); thence N.55°19'37"E. 275.40 feet; thence N.08°10'17"E. 32.08 feet; thence N.34°45'41"W. 46.23 feet to the northerly boundary line of said Lot 1; thence East 18.26 feet along said northerly boundary line 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 4,344 square feet in area or 0.100 acre.

(Note: Rotate above bearings 0°00'36" clockwise to equal highway bearings.)

**IN WITNESS WHEREOF**, said Rise Legacy Development, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 27<sup>th</sup> day of July, A.D. 20 10.

STATE OF Utah )  
 ) ss.  
COUNTY OF Utah )

Rise Legacy Development, LLC  
Limited Liability Company  
By [Signature]  
Manager

On the date first above written personally appeared before me, Gerald Nebeker, who, being by me duly sworn, says that he is the Manager of Rise Legacy Development, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Gerald Nebeker acknowledged to me that said company executed the same.

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

Janeen Bennett  
Notary Public

