

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

13001741
6/3/2019 4:47:00 PM \$40.00
Book - 10787 Pg - 9823-9825
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Easement
(Limited Liability Company)

Salt Lake County

MTC #274074
Tax ID No. 14-11-276-004
PIN No. 14413
Project No. F-0172(32)7
Parcel No. 0172:117:E

PWK Investments, LLC, a Utah Limited Liability Company, with its principal office at 1887 South 700 West, Salt Lake City, of County of Salt Lake, State of Utah Grantor(s), 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 Salt Lake County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, in the SE1/4 NE1/4 of Section 11, T.1S., R.2W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the widening of 5600 West Street (SR-172) known as Project No. F-0172(32)7. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said part of an entire tract of property are described as follows:

Beginning at a point in the southerly boundary line of said entire tract, which point is 40.00 feet N.89°54'54"W. along the quarter section line and 304.41 feet N.00°01'20"E. (304.47 feet N.00°01'36"E. by record) and 85.87 feet S.80°25'51"W. (S.80°26'00"W. by record) from the East Quarter corner of said Section 11, said point is also approximately 124.67 feet perpendicularly distant westerly from the 5600 West Street Right of Way Control Line opposite engineer station 92+56.76, and running thence S.80°25'51"W. (S.80°26'00"W. by record) 10.00 feet along said southerly boundary line; thence N.08°27'26"W. 38.70 feet to the beginning of a 7,303.00-foot radius curve to the right; thence northerly 535.30 feet along the arc of said curve through a central angle of 04°11'59" (Note: Chord to said curve bears N.06°21'27"W. for a distance of 535.18 feet) to the northerly boundary line of said entire tract and the

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southerly right of way line of the Los Angeles and Salt Lake Railroad Company, thence S.86°57'48"E. (S.86°57'39"E. by record) 10.08 feet along said northerly boundary line and said southerly right of way line to a point in a 7,293.00-foot radius non-tangent curve to the left (Note: Radius bears N.85°43'57"E.), said point is approximately 189.64 feet perpendicularly distant westerly from said control line opposite engineer station 98+27.73; thence southerly 533.30 feet along the arc of said curve through a central angle of 04°11'23" (Note: Chord to said curve bears S.06°21'45"E. for a distance of 533.18 feet); thence S.08°27'26"E. 38.51 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 of property contains 5,728 square feet in area or 0.132 acre, more or less.

(Note: Rotate all bearings in the above description 00°14'11" clockwise to obtain highway bearings.)

IN WITNESS WHEREOF, said PWK Investments, LLC, a Utah Limited Liability Company, has caused this instrument to be executed by its proper officers thereunto duly authorized, this 31st day of May, A.D. 20 19.

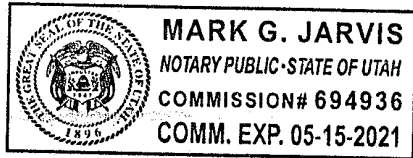
STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

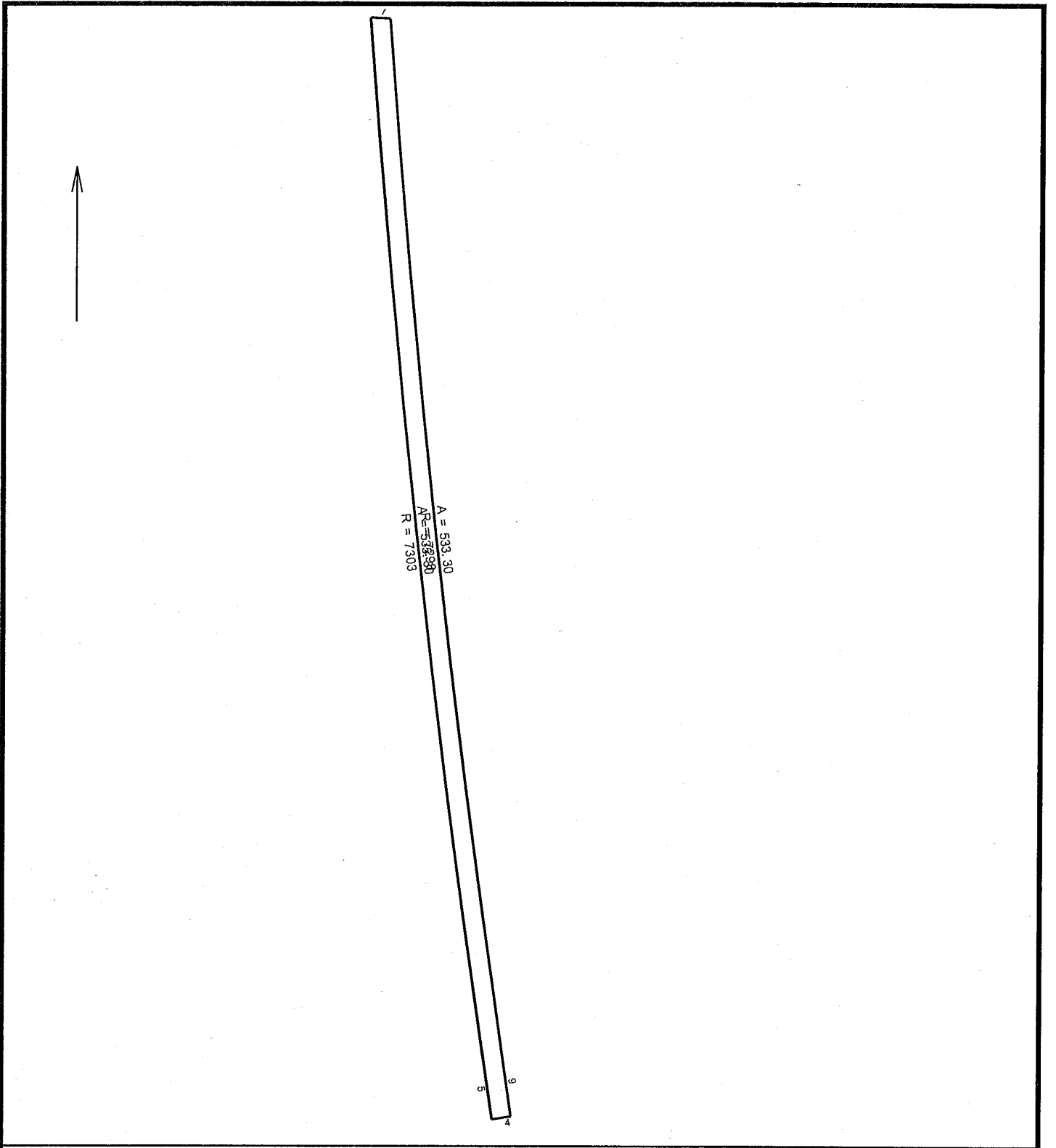
PWK Investments, LLC
Limited Liability Company
By [Signature]
Manager

On the date first above written personally appeared before me, Warren P. King, who, being by me duly sworn, says that they are the Manager of PWK Investments, LLC, a Utah Limited Liability Company, with its principal office at 1887 South 700 West, Salt Lake City, of County of Salt Lake, State of Utah, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Warren P. King 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





Parcel 117:E 10/16/2018

Scale: 1 inch= 67 feet File: 14413_F-0172(32)7_02P_117_E_DeedPlot.ndp

Tract 1: 0.1315 Acres (5728 Sq. Feet), Closure: n06.4927w 0.01 ft. (1/107489), Perimeter=1166 ft.

01 /n89.5454w 40.00	08 Lt, r=7293.00, delta=004.1123, arc=533.30, chord=s06.2145e 533.18
02 /s00.0120e 304.41	09 s08.2726e 38.51
03 /s80.2551w 85.87	
04 s80.2551w 10.00	
05 n08.2726w 38.70	
06 Rt, r=7303.00, delta=004.1159, arc=535.30, chord=n06.2127w 535.18	
07 s86.5748e 10.08	