

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

ENT156651:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Sep 09 09:45 AM FEE 0.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Easement

(LIMITED LIABILITY COMPANY) Tax ID No. 45:703:0001

Utah County

45:703:0003

45:703:0004

PIN No.12158

Project No. S-I15-6(228)280

Parcel No. S-I15-6:270B:E

Boyer NW Quadrant, L.C., a Utah Limited Liability Company,
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 consideration, the
following described easements in Utah County, State of Utah, to-wit:

Two perpetual easements situate in Lots 1, 3 and 4 of the Lehi Block Plat 'A'
Subdivision, according to the official plat thereof, recorded March 12, 2020 as Entry No.
31840:2020 in the office of the Utah County Recorder, in the NE1/4 NE1/4 and the
SE1/4 NE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian,
for the installation and maintenance of a drainage facility incident to the widening of
existing Interstate 15, known as Project No. S-I15-6(228)280. The Easements shall run
with the Real Property and shall be binding upon the Grantor and the Grantor's successors,
heirs and assigns. The boundaries of said easements are described as follows:

Beginning at a point in the westerly boundary line of said Lot 1, said point being in
the northeasterly highway right of way and limited access line of I-15 of said project at a
point 269.78 feet radially distant northeasterly from the right of way control line of said
Project opposite Engineers Station 2238+93.92, which point is 18.97 feet S.45°05'50"E.
along the subdivision boundary from the northwest corner of said Lot 1, and running thence
N.45°05'50"W. 337.53 feet along said subdivision boundary and northeasterly highway
right of way and limited access lines; thence N.24°54'36"W. 31.36 feet to a point in the
easterly right of way line of Binary Way; thence northeasterly along said right of way line
11.27 feet along the arc of a 131.00 foot radius non-tangent curve to the left (center bears
N.49°52'34"W. and the chord bears N.37°39'33"E. 11.27 feet with a central angle of

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04°55'45"); thence S.24°54'36"E. 34.77 feet to a point 281.09 feet radially distant northeasterly from the right of way control line of said Project opposite Engineers Station 2242+44.29; thence S.45°05'50"E. 335.75 feet to a point 279.77 feet radially distant northeasterly from the right of way control line of said Project opposite Engineers Station 2238+93.61; thence S.44°54'10"W. 10.00 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 easement contains 3,696 square feet in area or 0.085 acre.

Also:

Beginning at the southwest corner of said Lot 4, which point is the intersection of the westerly right of way line of Binary Way and the northeasterly highway right of way and limited access line of I-15 of said project at a point 268.32 feet radially distant northeasterly from the right of way control line of said Project opposite approximate Engineers Station 2243+40.73, and running thence N.45°05'50"W. 72.18 feet along said subdivision boundary and northeasterly highway right of way and limited access lines; thence N.76°40'47"E. 32.48 feet to a point 293.61 feet radially distant northeasterly from the right of way control line of said Project opposite Engineers Station 2243+99.41; thence S.22°49'22"E. 27.49 feet to a point 284.32 feet radially distant northeasterly from the right of way control line of said Project opposite Engineers Station 2243+72.35; thence S.50°43'30"E. 26.83 feet to a point in said westerly right of way line of Binary Way; thence southwesterly along said right of way line 20.11 feet along the arc of a 69.00 foot radius non-tangent curve to the right (center bears N.61°52'14"W. and the chord bears S.36°28'42"W. 20.04 feet with a central angle of 16°41'54") 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 easement contains 1,339 square feet in area or 0.031 acre.

The combined area of the above described two easements contain 5,035 square feet in area or 0.116 acre.

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

Boyer NW Quadrant, L.C.,
Limited Liability Company

By [Signature]
Manager

On this 10th day of August, in the year 2021, before me personally appeared Brian Crochour, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Manager of Boyer NW Quadrant, L.C., a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Boyer NW Quadrant, L.C., a Utah Limited Liability Company by Authority of its Manager.

[Signature]
Notary Public

