



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

ENT 119018:2020 PG 1 of 3  
**JEFFERY SMITH**  
**UTAH COUNTY RECORDER**  
 2020 Aug 12 9:48 am FEE 0.00 BY MA  
 RECORDED FOR UDOT

## Easement

(Limited Liability Company)

Utah County	Tax ID No.	40:528:0010
	PIN No.	9994
	Project No.	F-0089(276)345
	Parcel No.	0089:151D:E

Orbis Properties, LLC, a Utah limited liability company, 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 Utah County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, in Lot 10 of Grove Commons Subdivision Plat "C", a subdivision recorded as Entry No. 76303:2019 in the office of the Utah County Recorder, said easement is in the NE1/4 SW1/4 of Section 19, T.5S., R.2E., S.L.B.&M., in Utah County, Utah, to facilitate the construction of the roadway improvements, side treatments, blending slopes and appurtenant parts thereof for the existing highway US-89 known as Project No. F-0089(276)345. 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 easement are described as follows:

Beginning at the northwesterly lot corner of said Lot 10, said point is also 64.40 feet perpendicularly distant southerly from the State Street (US-89) Control Line opposite approximate engineer station 872+72.91; and running thence S.72°54'46"E. 21.97 feet along the southerly right of way line of State Street (US-89) to the northeast corner of said entire tract said point is also 64.55 feet perpendicularly distant southerly from said control line opposite approximate engineer station 872+50.94; thence S.16°42'27"W. 33.45 feet along the easterly boundary line of said Lot 10; thence N.73°17'28"W. 19.00 feet to a point in a westerly lot line of

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said Lot 10; thence N.16°42'27"E. 21.54 feet along said westerly lot line to the beginning of a 26.00-foot radius curve to the left; thence northerly 12.54 feet along the arc of said curve through a central angle of 27°38'03 (Note: Chord to said curve bears N.02°53'26"E. for a distance of 12.42 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 648 square feet or 0.015 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'05" counter-clockwise to obtain highway bearings.)

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IN WITNESS WHEREOF, said Orbis Properties has caused this instrument to be executed by its proper officers thereunto duly authorized, this 16th day of July, A.D. 20 20.

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

Orbis Properties, LLC  
Limited Liability Company  
By [Signature]  
MANAGER Manager

On the date first above written personally appeared before me, WILLIAM SHUPE, who, being by me duly sworn, says that they are the Manager of Orbis Properties, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said WILLIAM SHUPE acknowledged to me that said company executed the same. MANAGER

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

[Signature]  
Notary Public

