

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

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11/14/2017 01:20 PM \$0.00  
Book - 10619 Pg - 3704-3705  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
UT ST-DEPT OF TRANSPORTATION  
BOX 148420 ATT: JASON HENLEY  
SLC UT 84114-8420  
BY: MMA, DEPUTY - WI 2 P.

## Easement

Salt Lake County

Affecting Tax ID No.  
27-24-426-002  
27-24-426-017  
27-24-426-023  
Parcel No. 15-7:16:E  
Project No.SP-15-7(156)293  
Pin: 2421

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right-of-Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to Phoenix West, LLC, a Utah limited liability company, Grantee, at 3963 E. Alpine Valley Circle, Sandy, Utah 84093 for the sum of ten (10) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A non-exclusive perpetual cross access easement for vehicular and pedestrian ingress and egress and public utilities to adjoining SR-89 (State Street), upon part of an entire tract of property, in the NE1/4SE1/4 of Section 24, T. 3 S., R. 1 W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of access and public utilities. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the westerly right of way line of State Street designated as point "A" which point is 72.16 feet perpendicularly distant westerly from the control line of State Street of UDOT Project No. SP-15-7(156)293 opposite approximate Engineers Station 97+78.95 which point is 101.13 feet S.00°25'12"W. along the Section line and 56.07 feet West and 116.70 feet S.02°34'51"W. from the East Quarter corner of said Section 24; and running thence S.02°34'51"W. 25.01 feet along said westerly right of way line to a point opposite Engineers Station 97+53.96 designated as point "B"; to the southerly line of said entire tract; thence along said southerly line the following three (3) courses and distances (1) thence N.88°49'05"W. 235.15 feet (2) thence S.00°24'53"W. 131.80 feet; (3) N.89°02'00"W. 304.05 feet; to the easterly Highway right of way and no-access line of Interstate 15; thence along said easterly Highway right of way line and no-access N.03°46'03"W. 25.09 feet; thence S.89°02'00"E. 280.88 feet; thence N.00°24'53"E.


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131.90 feet; thence S.88°49'05"E. 261.09 feet to the point of beginning. The above described part of an entire tract contains 16,812 square feet in area or 0.386 acre, more or less. (Note: The above bearings equal highway bearings.)

Together with and subject to any and all easements, rights-of-way and restrictions appearing of record or enforceable in law and equity

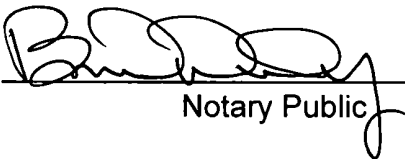
Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 13<sup>TH</sup> day of NOVEMBER A.D. 2017, by its Director of Right-of-Way.

S T A T E O F U T A H ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
C O U N T Y O F S A L T L A K E ) By   
 Director of Right-of-Way

On the date first above written personally appeared before me, LYLE D. McMillan, who, being by me duly sworn, did say that he is the Director of Right-of-Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

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

  
\_\_\_\_\_  
Notary Public

