



**(EXHIBIT A)**

A perpetual easement being part of an entire tract of land described as Parcel 12 in that Special Warranty Deed recorded February 13, 2019 as Entry No. 12933990 in Book 10752 at Page 7696 in the office of the Salt Lake County Recorder. Said perpetual easement is located in the Southwest Quarter of Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and is described as follows:

**Beginning** at a point which is 1645.17 feet N. 00°23'36" E. along the westerly line of said Section 21 and 101.25 feet East from the Southwesterly Corner of said Section 21; thence N. 43°50'25" W. 17.97 feet; thence N. 89°47'22" E. 102.00 feet; thence S. 24°29'57" W. 14.32 feet; thence S. 89°47'22" W. 83.62 feet to the **Point of Beginning**.

The above-described perpetual easement contains 1,207 square feet in area or 0.028 acre, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** S. 89°51'17" E. along the Section line between the Southwest Corner and the South Quarter Corner of said Section 21, Township 1 South, Range 2 West, Salt Lake Base and Meridian.



PAGE 3 OF 3  
DATE: APRIL 13, 2020

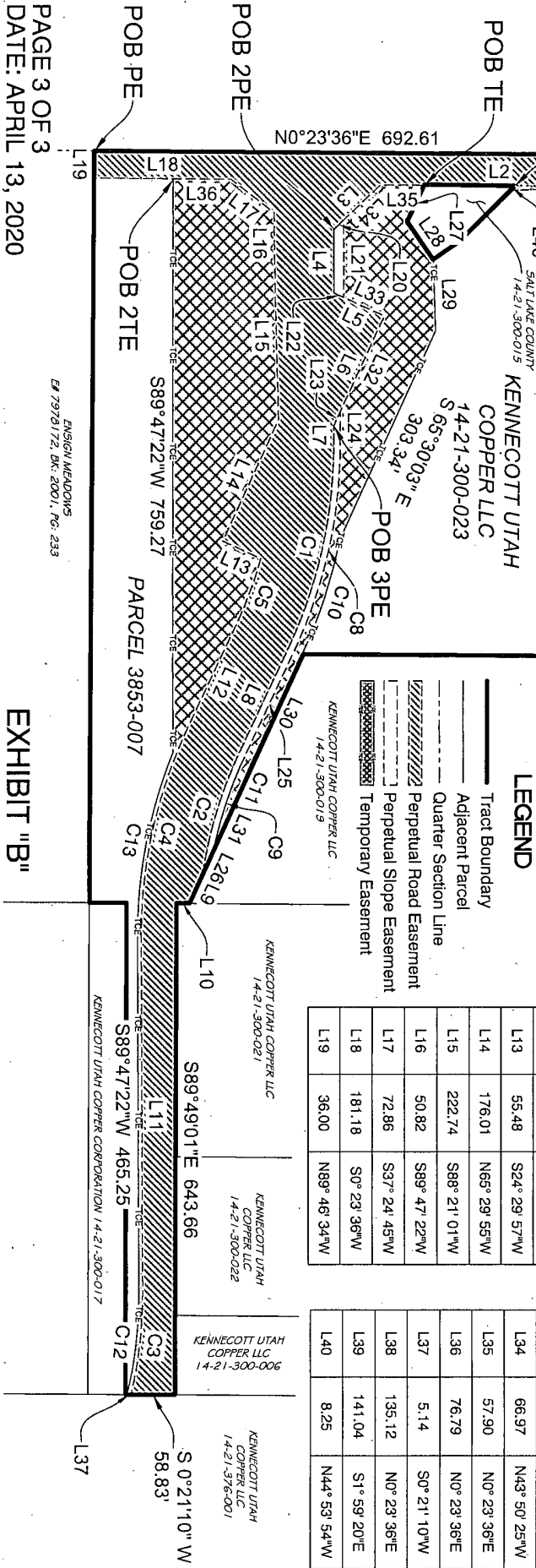
8000 WEST STREET



SR-201 RECONSTRUCTION ROAD  
L41 L2302354  
BK: 0738178; 0843

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	278.01	633.00	25°09'50"	S77° 37' 43"E	275.78
C2	166.53	567.00	16°49'40"	S73° 27' 38"E	165.93
C3	135.57	557.00	13°56'42"	N83° 14' 17"W	135.23
C4	282.40	643.00	25°09'50"	N77° 37' 43"W	280.14
C5	92.72	557.00	9°32'14"	N69° 48' 55"W	92.61
C8	281.74	641.50	25°09'50"	N77° 37' 43"W	279.48
C9	131.92	558.50	13°32'00"	N71° 48' 48"W	131.61
C10	160.80	653.00	14°06'32"	S72° 06' 04"E	160.39
C11	61.36	547.00	6°25'39"	S68° 15' 38"E	61.33
C12	135.54	552.00	14°04'07"	N83° 10' 35"W	135.20
C13	249.67	648.00	22°04'32"	N79° 10' 23"W	248.13

LINE TABLE		
LINE #	LENGTH	BEARING
L1	42.00	S89° 36' 24"E
L2	313.06	S0° 23' 36"W
L3	84.94	S43° 50' 25"E
L4	83.62	N89° 47' 22"E
L5	73.40	N24° 29' 57"E
L6	159.51	S65° 30' 03"E
L7	25.11	N89° 47' 22"E
L8	155.49	S65° 02' 48"E
L9	42.70	S65° 30' 45"E
L10	17.32	S0° 22' 15"W
L11	465.25	S89° 47' 22"W
L12	155.49	N65° 02' 48"W
L13	55.48	S24° 29' 57"W
L14	176.01	N65° 29' 55"W
L15	222.74	S88° 21' 01"W
L16	50.82	S89° 47' 22"W
L17	72.86	S37° 24' 45"W
L18	181.18	S0° 23' 36"W
L19	36.00	N89° 46' 34"W
L20	17.97	S43° 50' 25"E
L21	102.00	S69° 47' 22"W
L22	14.32	N24° 29' 57"E
L23	20.33	S65° 30' 03"E
L24	43.58	S69° 47' 22"W
L25	155.49	N65° 02' 48"W
L26	33.45	N65° 30' 45"W
L27	53.10	S64° 52' 54"E
L28	60.77	N65° 07' 06"E
L29	94.05	N87° 40' 41"E
L30	155.49	S65° 02' 48"E
L31	69.46	S65° 30' 45"E
L32	139.18	N65° 30' 03"W
L33	59.08	S24° 29' 57"W
L34	66.97	N43° 50' 25"W
L35	57.90	N0° 23' 36"E
L36	76.79	N0° 23' 36"E
L37	5.14	S0° 21' 10"W
L38	135.12	N0° 23' 36"E
L39	141.04	S1° 59' 20"E
L40	8.25	N44° 53' 54"W



**LEGEND**

- Tract Boundary
- Adjacent Parcel
- Quarter Section Line
- ▨ Perpetual Road Easement
- ▧ Perpetual Slope Easement
- ▩ Temporary Easement

BEAGLEY ROAD (2550 SOUTH) PROJECT  
Kennecott Utah Copper Easements  
Prepared for:  
**MAGNA METRO TOWNSHIP**  
Sec. 21, T.1S, R.2W, S.L.B & M.  
Work Order No. W090319053 Real Estate No. 3853

Prepared by the Office of:  
**Reid J. Demman, P.L.S.**  
Salt Lake County Surveyor  
2001 S. State St. #N1-400  
Salt Lake City, Utah 84114-4575  
(385) 468-8240

Scale in Feet  
1" = 200'  
Prepared By: BFM Date: 04/13/2020  
Surveyed By: XXX Date: ???/??/??  
Checked By: SVK Date: 04/15/2020

**EXHIBIT "B"**

PLS/JAL/MD/MS  
# 7978172; BK: 2001; PG: 233