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WHEN RECORDED RETURN TO:
Magna Metro Township
8952 West Main Street
Magna, UT 84044
ATTN: Greg Schultz

13421038
10/08/2020 01:07 PM \$0.00
Book - 11035 Pg - 2530-2532
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MAGNA METRO TOWNSHIP
SLCO COUNCIL CLERK N WATT
2001 S STATE ST STE N2-700
SLC UT 84190
BY: JLA, DEPUTY - MA 3 P.

Space above for County Recorder's use

Parcel No. 3853.007:PE
Tax Serial No. 14-21-300-023
County Project No. EFCMC 19 0016
Surveyor WO: W090319053

**PERPETUAL EASEMENT
Limited Liability Company**

KENNECOTT UTAH COPPER LLC, a Utah limited liability company, GRANTOR hereby grants and conveys against all those claiming by, through or under Grantor to MAGNA METRO TOWNSHIP, a body corporate and politic of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, a perpetual easement under, over and across the following described property incidental to the Beagley Road (2550 South) known as Salt Lake County Project No. EFCMC 19 0016 (FBO Magna Metro Township) in Magna Metro Township, Utah, to wit:

(SEE EXHIBIT A)

Grantor has caused this instrument to be executed this 26 day of June, 2020

KENNECOTT UTAH COPPER LLC, a Utah
limited liability company

Approved as to form
Rio Tinto Legal
Hugh Thatcher HCT
Chief Counsel - US

By: _____
Print Name: Mark Goodwin
Title: GM Finance

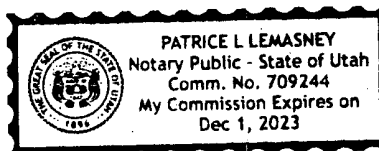
STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26 day of June, 2020, by Mark Goodwin, as GM Finance of KENNECOTT UTAH COPPER LLC, a Utah limited liability company.

Patrice L. Lemasney
NOTARY PUBLIC
Residing at: South Jordan

My Commission Expires:
Dec 1, 2023

Prepared by BFM, Salt Lake County Surveyor, April 13, 2020
Revised by BFM, Salt Lake County Surveyor, June 4, 2020



Ownership Record RW-09LLC
Page 1 of 4

(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 the southwesterly corner said entire tract at the Ensign Meadows recorded August 17, 2001 as Entry No. 7978172 in Book 2001 of Plats, at Page 233 in the office of said Recorder, which is 1327.18 feet N. 00°23'36" E. along the westerly line of said Section 21 from the Southwesterly Corner of said Section 21; thence N. 00°23'36" E. 692.61 feet along said westerly line of Section 21 to the westerly extension of a southerly boundary line of that Quit Claim Deed recorded December 14, 2018 as Entry No. 12903854 in Book 10738, at Page 8643 in the office of said Recorder; thence S. 89°36'24" E. 42.00 feet to a point 42.00 – feet perpendicularly distant easterly of said Section line; thence S. 00°23'36" W. 313.06 feet along a line parallel with and perpendicularly distant easterly 42.00 feet from said westerly line of said Section 21; thence S. 43°50'25" E. 84.94 feet; thence N. 89°47'22" E. 83.62 feet; thence N. 24°29'57" E. 73.40 feet; thence S. 65°30'03" E. 159.51 feet; thence N. 89°47'22" E. 25.11 feet to the point of tangency with a 633.00 – foot radius curve to the right, concave southerly; thence Easterly 278.01 feet along the arc of said curve, through a central angle of 25°09'50"; thence S. 65°02'48" E. 155.49 feet to the point of tangency with a 567.00 – foot radius curve to the left, concave northerly; thence Easterly 166.53 feet along the arc of said curve, through a central angle of 16°49'40" to a northeasterly boundary line of said entire tract; thence S. 65°30'45" E. (Record = S. 65°53' E.) 42.70 feet along said northeasterly boundary line to an easterly boundary line of said entire tract and a westerly boundary line of a parcel of land described in that Warranty Deed recorded November 21, 1989 as Entry No. 4850413 in Book 6143, at Page 1715 in the office of said Recorder; thence S. 00°22'15" W. (Record = South) 17.32 feet along said easterly boundary line to and interior corner of said entire tract; thence S. 89°49'01" E. 643.66 feet (Record = East 660 feet) along a northerly boundary line to a northeasterly corner of said entire tract; thence S. 00°21'10" W. (Record = South) 58.83 feet along an easterly boundary line of said entire tract to a point of non-tangency with a 557.00 – foot radius curve to the left, concave southerly (Radius point bears S. 13°44'04" W.); thence Westerly 135.57 feet along the arc of said curve, through a central angle of 13°56'42"; thence S. 89°47'22" W. 465.25 feet to the point of tangency with a 643.00 – foot radius curve to the right, concave northerly; thence Westerly 282.40 feet along the arc of said curve, through a central angle of 25°09'50"; thence N. 65°02'48" W. 155.49 feet to the point of tangency with a 557.00 – foot radius curve to the left, concave southerly; thence Westerly 92.72 feet along the arc of said curve, through a central angle of 09°32'14"; thence S. 24°29'57" W. 55.48 feet thence N. 65°29'55" W. 176.01 feet; thence S. 88°21'01" W. 222.74 feet; thence S. 89°47'22" W. 50.82 feet; thence S. 37°24'45" W. 72.86 feet; thence S. 00°23'36" W. 181.18 feet to the northerly boundary line of said Ensign Meadows; thence N. 89°46'34" W. (Plat = S. 89°57'43" W) 36.00 feet along said northerly boundary line to the **Point of Beginning**.

*Parcel No. 3853.007:PE
Tax Serial No. 14-21-300-023
County Project No. EFCMC 19 0016
Surveyor WO: W090319053*

The above-described perpetual easement contains 146,286 square feet in area or 3.358 acres, 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.

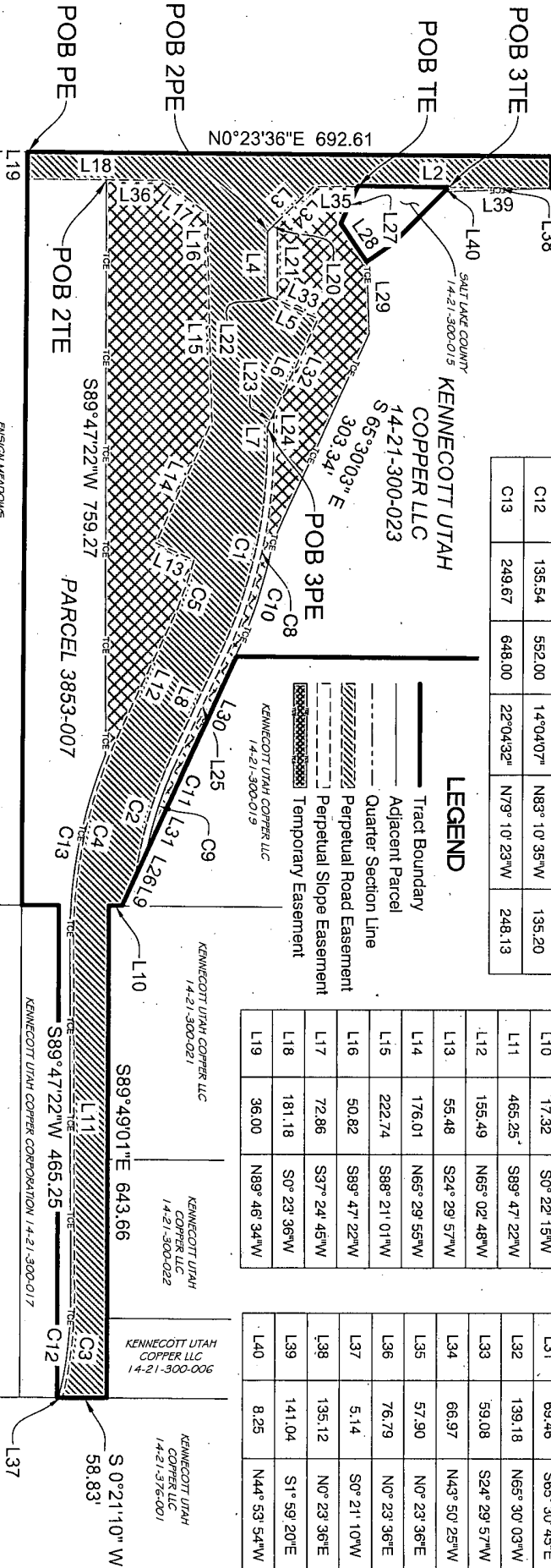


PAGE 4 OF 4
DATE: APRIL 13, 2020

8000 WEST STREET



36'-20" FRONTAGE ROAD
L#1/2303634
R#1/756176; 8643



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

LEGEND

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

LINE TABLE

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	42.00	S89° 36' 24"E	L20	17.97	S43° 50' 25"E
L2	313.06	S0° 23' 36"W	L21	102.00	S89° 47' 22"W
L3	84.94	S43° 50' 25"E	L22	14.32	N24° 29' 57"E
L4	83.62	N89° 47' 22"E	L23	20.33	S65° 30' 03"E
L5	73.40	N24° 29' 57"E	L24	43.58	S89° 47' 22"W
L6	159.51	S65° 30' 03"E	L25	155.49	N65° 02' 48"W
L7	25.11	N89° 47' 22"E	L26	33.45	N65° 30' 45"W
L8	155.49	S65° 02' 48"E	L27	53.10	S64° 52' 54"E
L9	42.70	S65° 30' 45"E	L28	60.77	N55° 07' 06"E
L10	17.32	S0° 22' 15"W	L29	94.05	N87° 40' 41"E
L11	465.25	S89° 47' 22"W	L30	155.49	S65° 02' 48"E
L12	155.49	N65° 02' 48"W	L31	69.46	S65° 30' 45"E
L13	55.48	S24° 29' 57"W	L32	139.18	N65° 30' 03"W
L14	176.01	N65° 29' 55"W	L33	59.08	S24° 29' 57"W
L15	222.74	S88° 21' 01"W	L34	66.97	N43° 50' 25"W
L16	50.82	S89° 47' 22"W	L35	57.90	N0° 23' 36"E
L17	72.86	S37° 24' 45"W	L36	76.79	N0° 23' 36"E
L18	181.18	S0° 23' 36"W	L37	5.14	S0° 21' 10"W
L19	36.00	N89° 46' 34"W	L38	135.12	N0° 23' 36"E
			L39	141.04	S1° 59' 20"E
			L40	8.25	N44° 53' 54"W

EXHIBIT "B"

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



Prepared By: BFM Date: 04/13/2020
Surveyed By: XXX Date: ??/??/??
Checked By: SVK Date: 04/15/2020