

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

13617825
4/1/2021 12:57:00 PM \$40.00
Book - 11148 Pg - 4588-4593
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

Easement
(LIMITED LIABILITY COMPANY)
Salt Lake County

124626-CPF
Tax ID No. 21-17-401-001
PIN No. 14415
Project No. S-0154(84)14
Parcel No. 0154:278:E

Summit Life Plan Communities, L.L.C., a Delaware 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 easement in Salt Lake County, State of Utah, to-wit:

Two temporary easements upon part of an entire tract of property situate in Lot 4 of the Summit Vista Subdivision, according to the official plat thereof recorded September 27, 2017 as Entry No. 12624730 in Book 2017P on Page 263, in the office of the Salt Lake County Recorder, a subdivision in the NE1/4 SW1/4 and the SE1/4 of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, for the purpose of constructing and blending cut and/or fill slopes, a noise wall construct, and appurtenant parts thereof incident to the widening of existing SR-154 (Bangerter Highway), known as Project No. S-0154(84)14. The 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 parts of an entire tract are described as follows:

Beginning at the intersection of the north boundary line of said Lot 4 and the easterly highway right of way and no-access line of SR-154 (Bangerter Highway) known as Project No. S-0154(84)14 which point is 2.10 feet N.89°56'25"E. along the northerly boundary line of said Lot 4 from the northwest corner of said Lot; and running thence along the northerly boundary line of said Lot 4 N.89°56'25"E. 27.59 feet to a point 103.17 feet perpendicularly

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distant easterly from the right of way control line of said SR-154, opposite approximate Engineers Station 168+69.64; thence S.19°36'12"W. 24.83 feet to a point 88.00 feet perpendicularly distant easterly from the right of way control line of said SR-154, opposite approximate Engineers Station 168+50.00; thence S.18°06'23"E. 224.77 feet; thence S.20°46'42"E. 300.33 feet; thence S.18°06'23"E. 243.69 feet to a point of curvature of a curve to the right with a radius of 2942.00 feet; thence southerly along said curve with an arc length of 177.70 feet, chord bears S.16°22'34"E. 177.68 feet to a point 102.00 feet radially distant easterly from the right of way control line of said SR-154, opposite approximate Engineers Station 159+10.00; thence N.75°21'15"E. 12.00 feet to a point of curvature of a non-tangent curve to the right with a radius of 2954.00 feet; thence southerly along said curve with an arc length of 322.44 feet, chord bears S.11°31'07"E. 322.28 feet; thence S.81°36'30"W. 8.86 feet to a point in said existing easterly highway right of way and limited access line, being the point of curvature of a non-tangent curve to the left with a radius of 2600.67 feet; thence northerly along said existing right of way line and along said curve with an arc length of 172.76 feet, chord bears N.14°25'53"W. 172.73 feet to a point in the easterly highway right of way and no-access line of said project, being the a point of curvature of a curve to the left with a radius of 2932.00 feet; thence along said highway right of way and no-access line the following six (6) courses and distances, (1) thence northerly along said curve with an arc length of 325.27 feet, chord bears N.14°55'42"W. 325.10 feet; (2) thence N.18°06'23"W. 243.46 feet; (3) thence N.20°46'42"W. 300.33 feet; (4) thence N.18°06'23"W. 235.00 feet; (5) thence N.22°05'23"W. 15.04 feet; (6) thence N.18°06'15"W. 3.19 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 part of an entire tract contains 15,839 square feet in area or 0.364 acre.

ALSO:

Beginning at the southwest corner of said Lot 4 which point is in the existing easterly highway right of way and limited access line of said SR-154 (Bangerter Highway); and running thence along existing easterly highway right of way and limited access line the following two (2) courses and distances (1) N.14°07'22"W. 84.43 feet to a point of curvature of a non-tangent curve to the left with a radius of 2600.67 feet; (2) thence northerly along said curve with an arc length of 28.24 feet, chord bears N.06°14'44"W. 28.24 feet to a point 123.00 feet radially distant easterly from the right of way control line of said SR-154, opposite approximate Engineers Station 153+40.00; thence S.17°02'57"E. 108.47 feet to a point 150.90 feet radially distant easterly from the right of way control line of said SR-154,

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opposite approximate Engineers Station 152+40.00; thence S.00°16'50"W. 6.25 feet to a point in the southerly boundary line of said entire tract; thence N.89°57'49"W. 8.10 feet along said southerly boundary line 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 part of an entire tract contains 709 square feet in area or 0.016 acre.

The combined above described parts of an entire tract contains 16,548 square feet in area or 0.380 acre.

(Note: Rotate above bearings 00°15'15" clockwise to equal Highway bearings).

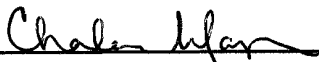
By: SV-SC Investments, LLC,
a Delaware limited liability company,
Member of Summit Life Plan Communities, L.L.C.

By: Solamere Group, LLC,
a Delaware limited liability company,
Manager of SV-SC Investments, LLC

STATE OF New York)
) ss.
COUNTY OF Kings)

By 
Eric F. Scheuermann, Managing Member

On this 29th day of December, in the year 2020, before me personally appeared Eric F. Scheuermann, 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 Managing Member of Solamere Group, LLC, a Delaware limited liability company, Manager of SV-SC Investments, LLC, a Delaware limited liability company, Member of Summit Life Plan Communities, L.L.C., a Delaware limited liability company and that said document was signed by him/her on behalf of said Summit Life Plan Communities, L.L.C. a Delaware limited liability company by Authority of its _____.


Notary Public

CHARLEEN MORGAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MO6163995
Qualified in Kings County
My Commission Expires 04-09-2023



By: Gardner Taylorsville L.C.,
a Utah limited liability company,
Member of Summit Life Plan Communities, L.L.C.

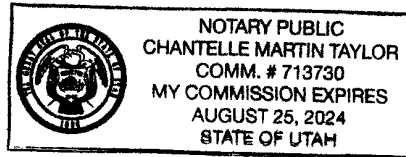
By: KC Gardner Company, L.C.,
a Utah limited liability company,
Manager of Gardner Taylorsville L.C.

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

By 
Christian Gardner, Manager

On this 8th day of January, in the year 2021, before me personally appeared Christian Gardner, 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 KC Gardner Company, L.C., a Utah limited liability company, Manager of Gardner Taylorsville L.C., a Utah limited liability company, Member of Summit Life Plan Communities, L.L.C., a Delaware limited liability company and that said document was signed by him/her on behalf of said Summit Life Plan Communities, L.L.C. a Delaware limited liability company by Authority of its _____.


Notary Public



LIMITED LIABILITY COMPANY RW-02LL (11-01-03)

Prepared by CSB 07/18/2019 (Horrocks Engineers) 15th Partial
Revised by CSB 01/10/2020 Changed form to SWD revised signature block
Revised by CSB 12/18/2020 Revised signature block