

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

Easement

(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 45:358:0301

PIN No. 12158

Project No. S-I15-6(228)280

Parcel No. S-I15-6:123:E

104719-WHP

Sweetpea Properties, L.L.C., a Limited Liability Company of the State of Utah, 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 considerations, the following described easement in Utah County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property situate in Lot 301, LEHI CITY PLAZA, PHASE III, according to the official plat thereof, recorded November 26, 2002 as Entry No. 143100:2002, Map No. 9804 in the office of the Utah County Recorder, in the SE1/4 of Section 9, and the NE1/4 of Section 16. Township 5 South, Range 1 East, Salt Lake Base and Meridian for access and maintenance of a noise/retaining wall and drainage facility incident to the widening of existing Interstate 15, known as Project No. S-I15-6(228)280. The Easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the westerly highway right of way and no-access line of said I-15 Project and the existing southerly highway right of way line of US-89 (State Street) at point 125.00 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2106+13.00; which point is 23.35 feet N.62°45'53"W along said southerly highway right of way line from the northeast corner of said Lot 301; and running thence along said westerly highway right of way and no-access line of said I-15 the following two (2) courses and distances: (1) S.31°03'08"E. 71.75 feet to a point 127.00 feet radially distant southwesterly from the right of way control

Page 2

PIN No. 12158
Project No. S-I15-6(228)280
Parcel No. S-I15-6:123:E

line of said Project, opposite approximate Engineers Station 2105+38.42; (2) thence S.17°44'36"E. 43.44 feet to a point 137.41 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2104+94.47; thence N.31°03'08"W. 130.20 feet to said southerly highway right of way line of US-89 and northerly boundary line of said Lot 301 to a point 134.31 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2106+30.27; thence S.62°45'53"E. 19.02 feet along said northerly 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 1010 square feet in area or 0.023 acre.

(Note: Rotate above bearings 00°00'32" counterclockwise to equal Highway bearings).

PIN No. 12158
Project No. S-115-6(228)280
Parcel No. S-115-6:123:E

IN WITNESS WHEREOF, said Sweetpea Properties, L.L.C, has caused this instrument to be executed by its proper officers thereunto duly authorized, this 17th day of MAY, A.D. 20 18.

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

Sweetpea Properties, L.L.C
Limited Liability Company
By Joanna Rendi
Manager

On this, the 17th day of MAY, 20 18, personally appeared before me JOANNA RENDI, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Sweetpea Properties, L.L.C, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public

