

When Recorded Mail to  
Saratoga Springs School Development, LLC  
290 N. Flint St, Ste. A  
Kaysville, UT 84037  
UW-11117

## Grant of Easement for Access

Sunrise 3, LLC,

Grantor(s),

hereby conveys and warrants to

Saratoga Springs School Development, LLC,

Grantee(s),

their successors and/or assigns, for the sum of ten dollars and other good and valuable consideration a perpetual non-exclusive Right-of-Way for ingress and egress and the rights, privilege and authority to construct, operate, replace, repair and maintain said Right-of-Way situated in Utah County, Utah:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°20'24"W ALONG THE SECTION LINE 582.86 FEET AND EAST 633.96 FEET FROM THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N85°23'00"E 83.00 FEET; THENCE S4°37'00"E 19.62 FEET; THENCE ALONG THE ARC OF A 622.50 FOOT RADIUS CURVE TO THE RIGHT 358.10 FEET THROUGH A CENTRAL ANGLE OF 32°57'36" (CHORD: S11°51'48"W 353.18 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 467.50 FOOT RADIUS CURVE TO THE LEFT 182.43 FEET THROUGH A CENTRAL ANGLE OF 22°21'30" (CHORD: S17°09'51"W 181.28 FEET); THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 19.05 FEET THROUGH A CENTRAL ANGLE OF 90°56'02" (CHORD: S39°28'55"E 17.11 FEET); THENCE S84°56'56"E 446.45 FEET; THENCE ALONG THE ARC OF A 770.50 FOOT RADIUS CURVE TO THE LEFT 320.84 FEET THROUGH A CENTRAL ANGLE OF 23°51'29" (CHORD: N83°07'19"E 318.53 FEET); THENCE N71°11'34"E 260.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 3400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S70°41'45"W) 269.58 FEET THROUGH A CENTRAL ANGLE OF 4°32'34" (CHORD: S17°01'58"E 269.51 FEET); THENCE S14°45'41"E 284.37 FEET; THENCE S72°14'36"W 346.21 FEET; THENCE N13°51'11"W 492.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 829.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N13°51'11"W) 273.68 FEET THROUGH A CENTRAL ANGLE OF 18°54'14" (CHORD: S85°35'57"W 272.44 FEET); THENCE N84°56'56"W 446.51 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 16.97 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S50°03'04"W 18.85 FEET); THENCE S5°03'04"W 1105.38 FEET; THENCE N84°56'56"W 62.00 FEET; THENCE N5°03'04"E 1180.95 FEET; THENCE ALONG THE ARC OF A 529.50 FOOT RADIUS CURVE TO THE RIGHT 195.56 FEET THROUGH A CENTRAL ANGLE OF 21°09'39" (CHORD: N15°37'53"E 194.45 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 563.50 FOOT RADIUS CURVE TO THE LEFT 303.19 FEET THROUGH A CENTRAL ANGLE OF 30°49'42" (CHORD: N10°47'51"E 299.55 FEET); THENCE N4°37'00"W 52.50 FEET TO THE POINT OF BEGINNING.

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the Owner of the above-described land and has the right and authority to make and execute this Grant of Easement for Access.

WITNESS the hand of the Grantor this 15<sup>th</sup> day of June, 2020.

Sunrise 3, LLC

By: Nathan Shipp  
Its: Manager

State of Utah        }  
                              }ss.  
County of            }

On the 15<sup>th</sup> day of June, 2020, personally appeared before me Nathan Shipp, who being duly sworn, did say that (s)he is the Manager of Sunrise 3, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of its by-laws, and said person acknowledged to me that said company executed the same.

Witness my hand and official seal.

[Signature]  
Notary Public

