



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

ENT 17231:2020 PG 1 of 4  
**JEFFERY SMITH**  
**UTAH COUNTY RECORDER**  
 2020 Feb 11 8:49 am FEE 0.00 BY SS  
 RECORDED FOR UTAH COUNTY

Copy to: Highland City Corporation  
 5400 West Civic Center Dr. #1  
 Highland, Utah 84003

## Easement

Utah County

Tax ID No. 12:004:0017

12:004:0018

PIN No.14088

Project No. S-LC49(165)

Parcel No: LC49:109:3EC

State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services, Grantor, hereby GRANTS AND CONVEYS to Highland City Corporation, Grantee, at 5400 West Civic Center Drive #1, Highland, Utah 84003, 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 the SW1/4 SE1/4 of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, in Utah County, Utah, for the purpose of constructing and maintaining the Canal Blvd., Alpine Highway to North County Blvd connector road, cut and/or fill slopes, associated trail system and appurtenant parts thereof, known as Project No. S-LC49(165). Grantor with the consent of the Highland City Corporation shall have the right to lessen but not to increase the vertical distance or grade of the cut and/or fill slopes. A utility shall have the right to install, maintain, operate, repair, remove, replace or relocate utility facilities within the easement. The boundaries of said part of an entire tract are described as follows:

Beginning in the westerly boundary line of said entire tract at a point 70.00 feet radially distant southerly from the right of way control line of said project, opposite approximate Engineers Station 30+02.47, which point is approximately 924.53 feet N.00°01'34"E along the Quarter Section line from the South Quarter corner of said Section 1; and running thence 172.44 feet easterly along the arc of a curve to the right with a radius of 530.00 feet, chord bears N.88°33'31"E. 171.68 feet; thence N.85°58'57"E. 121.27 feet to the point of curvature of a non-tangent curve to the left with a radius of 645.00 feet; thence easterly along said curve with an arc length of 304.92 feet,

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chord bears N.84°20'11"E. 302.09 feet to a point 45.00 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 36+00.00, thence S.19°12'25"E. 94.89 feet to a point 139.89 feet radially distant southerly from the right of way control line of said project, opposite Engineers Station 36+00.00; thence S.80°10'27"W. 122.75 feet; thence N.79°17'53"W. 123.29 feet; thence N.82°07'14"W. 215.49 feet to the point of tangency of a curve to the left with a radius of 510.00 feet; thence westerly along said curve with an arc length of 61.78 feet, chord bears N.85°35'28"W. 61.75 feet; thence S.21°51'27"W. 97.91 feet; thence S.69°59'47"W. 40.67 feet to a westerly boundary line of said entire tract at a point 189.46 feet radially distant southerly from the right of way control line of said project, opposite approximate Engineers Station 30+17.83; thence N.20°00'13"W. 94.51 feet; thence N.89°58'21"W. 0.34 feet to said westerly boundary line; thence N.00°01'34"E 26.72 feet along said westerly 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 36,378 square feet in area or 0.835 acre, more or less.

(Note: Rotate above bearings 00°00'14" clockwise to equal Highway bearings).

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**IN WITNESS WHEREOF**, said State of Utah, by and through the Division of Facilities Construction and Management, has caused this instrument to be executed this 3rd day of February, A.D. 20 20, by the Real Estate Manager.

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

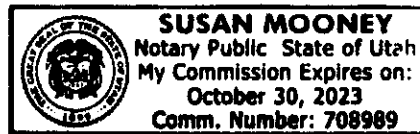
State of Utah, by and through the Division  
of Facilities Construction and Management

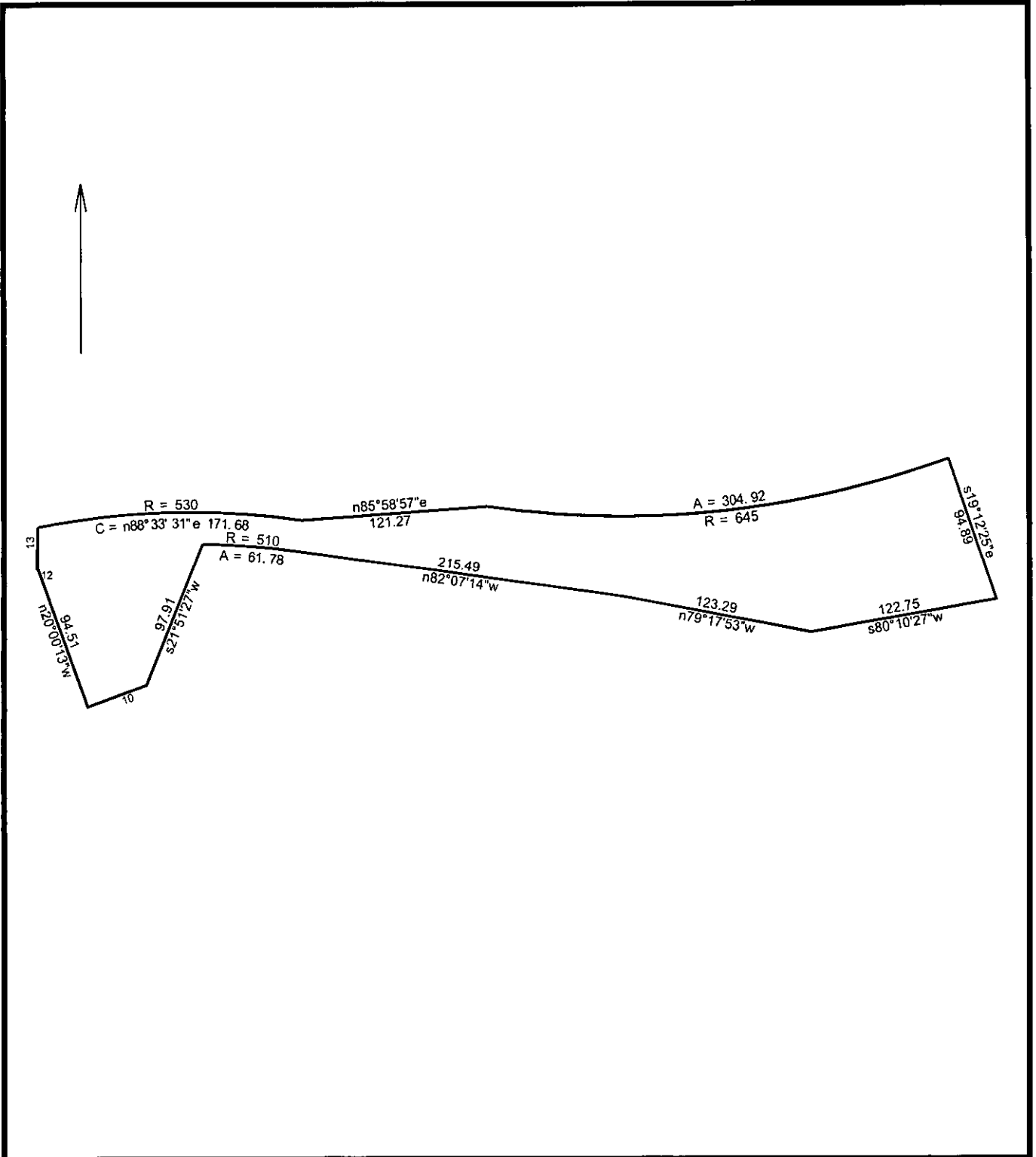
By Lee Fairbourn  
Lee Fairbourn  
Real Estate Manager

On the date first above written personally appeared before me, Lee Fairbourn, who, being by me duly sworn, did say that he is the Real Estate Manager, for the State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services; and he further acknowledged to me that said instrument was signed by him/her in behalf of said State of Utah, by and through the Division of Facilities Construction and Management, a division of the Department of Administrative Services.

**WITNESS** my hand and official stamp the date in this certificate first above written.

Susan Mooney  
Notary Public





14088\_S-LC49(165)\_02P\_109\_3EC\_DeedPlot

5/14/2019

Scale: 1 inch= 90 feet

File: 14088\_S-LC49(165)\_02P\_109\_3EC\_DeedPlot.ndp

Tract 1: 0.8351 Acres (36378 Sq. Feet), Closure: n79.4237e 0.01 ft. (1/195938), Perimeter=1477 ft.

- |   |                    |
|---|--------------------|
| 01 Rt, r=530.00, chord=n88.3331e 171.68             | 10 s69.5947w 40.67 |
| 02 n85.5857e 121.27                                 | 11 n20.0013w 94.51 |
| 03 Lt, r=645.00, arc=304.92, chord=n84.2011e 302.09 | 12 n89.5821w 0.34  |
| 04 s19.1225e 94.89                                  | 13 n00.0134e 26.72 |
| 05 s80.1027w 122.75                                 |                    |
| 06 n79.1753w 123.29                                 |                    |
| 07 n82.0714w 215.49                                 |                    |
| 08 Lt, r=510.00, arc=61.78, chord=n85.3528w 61.74   |                    |
| 09 s21.5127w 97.91                                  |                    |