



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)

Rich County

Tax ID No. 41-16-000-0106

Pin No. 17132

Project No. S-0089(496)499

Parcel No. 0089:119:E

MMB, LLC, Grantor, a Limited Liability Company of the State of Utah, 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 Rich County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in the NW1/4 SW1/4 of Section 16, T.14N., R.5E., S.L.B.&M., for the construction of improvements incident to US-89 Center Turn Lanes at 300 West, known as project number S-0089(496)499. This 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 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.

Beginning at a point on the northeasterly boundary line of said entire tract, which point is on the southwesterly right of way line of said US-89, which point is also 1,495.28 feet N.00°09'19"E. along the section line and 50.00 feet S.89°49'39"E. and 928.43 feet N.51°03'52"E. from the Southwest Corner of said Section 16, which point is also 50.00 feet perpendicularly distant southwesterly from the control line of said project, opposite Engineer Station 243+88.82; thence along said boundary and right of way line S.44°17'37"E. 69.00 feet; thence S.45°42'23"W. 5.00 feet; thence N.44°17'37"W. 69.00 feet; thence N.45°42'23"E. 5.00 feet, more or less, to the point of beginning. The above described easement contains 345 square feet or 0.008 acre in area, more or less.

(Note: Rotate above bearings 00°04'20" *counterclockwise* to equal project bearings.)

