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

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05/03/2013 11:18 AM \$0.00
Book - 10134 P9 - 7784-7786
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
746 WINCHESTER ST STE 100
SLC UT 84107
BY: DDK, DEPUTY - WI 3 P.

Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.

21-17-101-047

21-17-101-073

Parcel No.

0173:136:E

Project No.

S-0173(16)5

FPA West Point, LLC, a Delaware limited liability company	
a Limited Liability Company of the State of	_ Grantor(s),
hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSP	ORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119,	Grantee,
for the sum of	, Dollars,
and other good and valuable considerations, the following described ea	asement in
Salt Lake County, State of Utah, to-wit:	

a perpetual easement, upon part of an entire tract of property, in the NW1/4NW1/4 of Section 17, T.2S., R.1W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities; and highway appurtenances including, but not limited to slopes, street and signal lighting facilities, directional and traffic information signs to facilitate the construction of the existing highway State Route 173 known as Project No. S-0173(16)5.

The boundaries of said part of an entire tract of land are described as follows:

Beginning at a northwest corner of said entire tract in the southerly right of way line of the existing highway State Route 173 which corner is 1,292.91 feet N.89°56'30"E. along the northerly section line of said Section 17 and 73.00 feet S.00°03'30"E. (1,292.95 feet East and 71.71 feet South by record) and

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173.96 feet (173.75 feet by record) S.89°56'30"W. and 83.99 feet N.86°25'15"W. (N.86°25'52"W. by record) from the Northwest Corner of said Section 17, said corner is also approximately 61.50 feet perpendicularly distant southerly from the control line of said project opposite engineer station 575+43.16; and running thence S.86°25'15"E. (S.86°25'52"E. by record) 2.85 feet along said southerly right of way line; thence S.00°02'28"E. 2.00 feet; thence N.86°25'15"W. 2.03 feet to a westerly boundary line of said entire tract to a point in a 40.00-foot radius non-tangent curve to the left (Note: center bears S.69°48'26"W.); thence northerly along the arc of said curve and said westerly boundary line 2.21 feet through a delta of 03°10'14" (Note: chord to said curve bears N.21°46'41"W. for a distance of 2.21 feet) to the point of beginning. The above described part of an entire tract of land contains 5 square feet or 0.000 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°14'34" clockwise to obtain highway bearings.)

It is agreed hereby, that the Owners, by consent of the Utah Department of Transportation, shall have the right to lessen but not to increase the vertical distance or grade of said cut and/or fill slopes.

After said public utilities and appurtenant parts thereof are constructed on the above described part of an entire tract at the expense of the Utah Department of Transportation, said Utah Department of Transportation is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said public utilities and appurtenant parts thereof.

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FPA West Point, LLC a Delaware limited liability company			
By Challed Sleed	· · · · · · · · · · · · · · · · · · ·		
Michael B. Earl Manager			•
STATE OF <u>California</u>) ss.			·
COUNTY OF <u>ORANGE</u>)			
On this day ofAPRIL		2013	before
me, <u>J. Maurieuo</u>	, notary public, personally appeared M	/lichael l	3. Earl
who proved to me on the basis of satisfactory evider	ace to be the person whose name is su	bscribed	to the
within instrument and acknowledged to me that he e	xecuted the same in his authorized cap	oacity, ar	nd that
by his signature on the instrument the person, or	the entity upon behalf of which the	person	acted,
executed the instrument.			
Location under DENALTY OF DED HIDV under	the laws of the State of California that		
I certify under PENALTY OF PERJURY under paragraph is true and correct.	in the state of Samonia that	the fore	egoing
•	N. MAURIE Commission # Notary Public - Orange Commission Expires A	LLO 1898205 California unty	NNAI