

Ent 475182 Bk 1284 Pg 602-603
Date: 03-MAR-2020 12:22:06PM
Fee: None Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: UDOT

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

Public Utility Easement

Wasatch County

Tax Id No. 00-0021-3352

Pin No. 17813

Project No. S-R399(315)

Parcel No. R399:101:PUE

Heber Valley Properties LLC, a Limited Liability Company of the State of Utah, hereby dedicates a Public Utility Easement described below for the use and installation of public utility facilities as provided in Utah Code Section 54-3-27. The public utility shall have the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities, including the right of ingress and egress, within said Public Utility Easement. Said public utility easement is non-exclusive and may be used by all public utilities according to the terms of the Public Utility Easement statute.

A perpetual easement, upon part of an entire tract of property, in Lot 3, Weathervane Station Subdivision Amended, recorded as Entry No. 460294 in Book 1243 at Pages 1153-1162, in the office of the Wasatch County Recorder, situate in the SE1/4NW1/4 of Section 13, T.4 S., R.4 E., S.L.B.& M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southeasterly boundary line of said Lot 3 and the northwesterly right of way and limited-access line of U.S. Route 189 of Project S-R399(315), which point is 67.47 feet S.52°33'23"W. and 460.06 feet S.52°06'19"W. from the northeast corner of said Lot 3 (Note: said point of beginning is 54.38 feet perpendicularly distant northwesterly from the control line of U.S. Route 189 of said project at Engineer Station 113+40.00); and running thence along said northwesterly right of way and limited-access line the following two (2) courses and distances: (1) N.85°01'45"W. 43.60 feet; thence S.52°10'57"W. 19.08 feet to the southwesterly boundary line of said Lot 3; thence northwesterly 10.53 feet along the arc of a 50.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears N.55°49'39"W. for a distance of

Continued on Page 2
RW-LIMITED LIABILITY CO. PUE

10.52 feet; Central angle = 12°04'19") along said southwesterly boundary line; thence N.52°10'57"E. 26.25 feet; thence S.85°01'45"E. 58.30 feet to said southeasterly boundary line; thence S.52°06'15"W. 14.70 feet along said southeasterly 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 738 square feet or 0.017 acre of which 255 square feet or 0.006 acre is now occupied by the existing Public Utility Easement. Balance 483 square feet or 0.011 acre.

(Note: rotate above bearings 0°04'33" counterclockwise to equal highway bearings.)

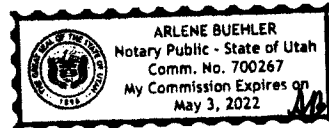
IN WITNESS WHEREOF, said Heber Valley Properties LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 11th day of February, A.D. 20 20.

STATE OF Utah) Heber Valley Properties LLC
Limited Liability Company

COUNTY OF Wasatch) ss.
By Mike Peterson Manager

On the date first above written personally appeared before me, Mike Peterson, who, being by me duly sworn, says that he is the Manager of Heber Valley Properties LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Mike Peterson - Manager acknowledged to me that said company executed the same.

WITNESS my hand and official stamp
The date in this certificate first above written:
Arlene Buehler
Notary Public





State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

JASON E. DAVIS, P.E.
Deputy Director of Engineering and Operations

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

March 2, 2020

Liz Palmier
Wasatch County Recorder
25 North Main
Heber City, UT 84032

As per Utah Code Annotated title 63J-1-505, please record at no fee the following documents.

Return the recorded instruments to:
UDOT
c/o Lynn Starley
4501 S. 2700 W.
PO BOX 148420
Salt Lake City, UT 84114-8420

<u>Grantor</u>	<u>Project Number</u>	<u>PIN</u>	<u>Parcel No.(s)</u>
USA	F-0113(14)2	15574	102 Series
USA	S-0032(44)8	13150	100:E
Heber Valley Properties	S-R399(315)	17813	R399:100:A
Heber Valley Properties	S-R399(315)	17813	R399:100:PUE
Heber Valley Properties	S-R399(315)	17813	R399:101:A
Heber Valley Properties	S-R399(315)	17813	R399:101:PUE

Sincerely,

Lynn Starley
ROW Executive Secretary

Enclosures