

# UTAH COLLEGE OF APPLIED TECHNOLOGY

## AGENDA ITEM

### UCAT BOARD OF TRUSTEES EXECUTIVE COMMITTEE

26 July 2016

ITEM: I.A

TOPIC: UBATC Easement Corridor Authorization

#### BACKGROUND

In recent months, the Duchesne County School District broke ground and began construction of the new Union High School adjacent to the Uintah Basin Applied Technology College Roosevelt campus.

UBATC has worked jointly with the district to facilitate and expand critical utility infrastructure for both the UBATC and the District. As a result, UBATC will have full benefit of a new sewer line and roadway at no cost to the institution; furthermore, UBATC desires to establish an "Easement Corridor" to accommodate current and future utility/roadway needs.

#### RECOMMENDATIONS

UCAT Administration recommends the Executive Committee approve the UBATC easement, and authorize Chair Evans to sign the attached Easement Corridor and Authorization.

Attachments:

UBATC Easement Corridor Authorization



Sunrise Title Company  
550 East 200 North 118-3  
Roosevelt, Utah 84066  
File #: 116353-DUCH

Serial: R-0876

## EASEMENT CORRIDOR AND AUTHORIZATION

The Utah College of Applied Technology, hereafter referred to as UCAT, by and through the board of trustees thereof hereby creates a corridor for ingress-egress roadway and utility easements across, including surface, below and above, the described land located in DUCHESNE County, Utah.

**TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN**  
**SECTION 22: Commencing at the East quarter corner of said Section; Thence North 00°15'43" West 660.03 feet along the East line of the Southeast quarter of the Northeast quarter of said Section to the Southeast corner of the North half of said aliquot part; Thence South 89°50'31" West 1056.00 feet along the South line of said aliquot part to the true point of beginning; Thence South 89°50'31" West 126.65 feet along said South line; Thence North 00°24'15" West 64.00 feet; Thence North 89°50'31" East 126.81 feet; Thence South 00°15'43" East 64.00 feet.**

The UCAT board of trustees hereby grants authority to Uintah Basin Applied Technology College, a UCAT College, by and through its College President/CEO, to convey specific future easements within the above described easement corridor. The above authority shall be in effect so long as UCAT owns the land within said corridor, or until revoked in writing by UCAT on a recordable form being recorded at County Recorder's Office.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**UTAH COLLEGE OF APPLIED TECHNOLOGY**

\_\_\_\_\_  
**JIM EVANS, UCAT BOARD CHAIRMAN**

STATE OF UTAH

)ss.

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, the undersigned Notary Public in and for said County and State, personally appeared **JIM EVANS, UCAT BOARD CHAIRMAN OF THE UTAH COLLEGE OF APPLIED TECHNOLOGY** [ ( ) personally known to me] [ ( ) proved to me on the basis of satisfactory evidence] to be the persons whose names have subscribed to this instrument and acknowledged to me that they executed it.

Witness my hand and official seal

\_\_\_\_\_  
Notary Public in and for said County and State

Sunrise Title Company  
550 East 200 North 118-3  
Roosevelt, Utah 84066  
File #: 116353-UINTAH

## EASEMENT CORRIDOR AND AUTHORIZATION

The Utah College of Applied Technology, hereafter referred to as UCAT, by and through the board of trustees thereof hereby creates a corridor for ingress-egress roadway and utility easements across, including surface, below and above, the described land located in UINTAH County, Utah.

### TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE AND MERIDIAN

**SECTION 22:** Commencing at the East quarter corner of said Section; Thence North 00°15'43" West 660.03 feet along the East line of the Southeast quarter of the Northeast quarter of said Section to the Southeast corner of the North half of said aliquot part and the true point of beginning; Thence South 89°50'31" West 1056.00 feet along the South line of said North half to the East line of Duchesne County; Thence North 00°15'43" West 64.00 feet along said East line; Thence North 89°50'31" East 1056.00 feet to said East line of said aliquot part; Thence South 00°15'43" East 64.00 feet to the true point of beginning.

The UCAT board of trustees hereby grants authority to Uintah Basin Applied Technology College, a UCAT College, by and through its College President/CEO, to convey specific future easements within the above described easement corridor. The above authority shall be in effect so long as UCAT owns the land within said corridor, or until revoked in writing by UCAT on a recordable form being recorded at County Recorder's Office.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**UTAH COLLEGE OF APPLIED TECHNOLOGY**

\_\_\_\_\_  
**JIM EVANS, UCAT BOARD CHAIRMAN**

STATE OF UTAH

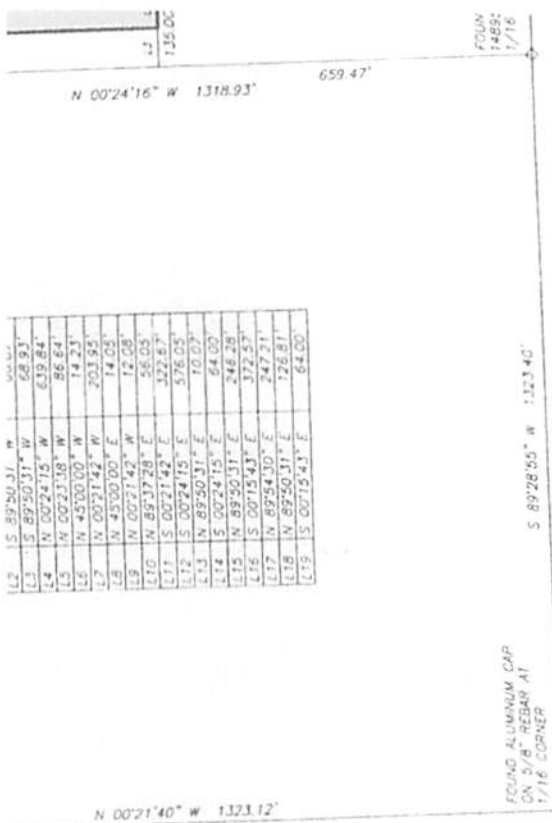
)ss.

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016 before me, the undersigned Notary Public in and for said County and State, personally appeared **JIM EVANS, UCAT BOARD CHAIRMAN OF THE UTAH COLLEGE OF APPLIED TECHNOLOGY** [ ( ) personally known to me] [ ( ) proved to me on the basis of satisfactory evidence] to be the persons whose names have subscribed to this instrument and acknowledged to me that they executed it.

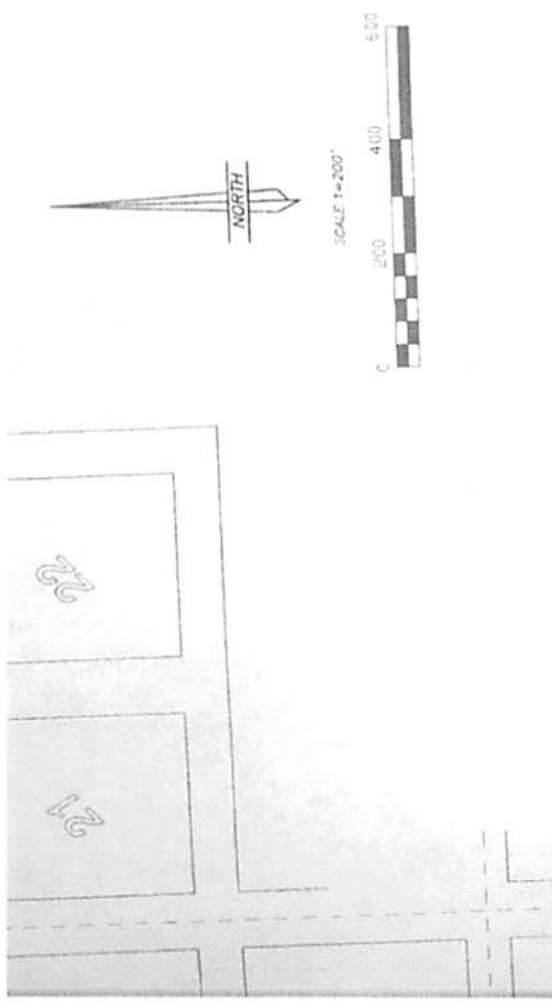
Witness my hand and official seal

\_\_\_\_\_  
Notary Public in and for said County and State



LINE	BEARING	DISTANCE	AREA
L2	S 89°20'31\"	W 68.93'	
L3	S 89°50'31\"	W 639.84'	
L4	N 00°24'15\"	W 639.84'	
L5	N 00°23'58\"	W 86.64'	
L6	N 45°00'00\"	W 14.23'	
L7	N 00°21'42\"	W 203.95'	
L8	N 45°00'00\"	E 14.05'	
L9	N 00°33'42\"	W 12.08'	
L10	N 89°33'28\"	E 56.05'	
L11	S 00°21'42\"	E 372.67'	
L12	S 00°24'15\"	E 576.05'	
L13	N 89°50'31\"	E 10.07'	
L14	S 00°24'15\"	E 64.00'	
L15	N 89°50'31\"	E 248.28'	
L16	S 00°15'43\"	E 372.57'	
L17	N 89°54'30\"	E 247.57'	
L18	N 89°50'31\"	E 126.81'	
L19	S 00°15'43\"	E 64.00'	

N 00°21'40\" W 1323.12'  
 FOUND ALUMINUM CAP ON S/8\" REBAR AT 1/16\" CORNER  
 S 89°28'55\" W 1323.40'



SCALE 1\"/>



S 89°43'46\" W 2646.78'

**DESCRIPTION OF EASEMENT (UNTAH COUNTY R/W)**

A sixty-four (64') wide ingress-egress roadway and utility easement being further described as follows:  
 Commencing at the East Quarter Corner of Section 22, Township 2 South, Range 1 West of the Union Special Base and Meridian;  
 Thence North 00°15'43\" West 660.03 feet along the East line of the SE 1/4 of the NE 1/4 of said Section to the Southeast Corner of the N 1/2 of said aliquot part and the TRUE POINT OF BEGINNING;  
 Thence South 89°50'31\" West 1056.00 feet along the South line of said N 1/2 to the East line of Duchesne County;  
 Thence North 00°15'43\" West 64.00 feet along said East line;  
 Thence North 89°50'31\" East 1056.00 feet to said East line S/4 aliquot part;  
 Thence South 00°15'43\" East 64.00 feet to the TRUE POINT OF BEGINNING.

**DESCRIPTION OF PARKING LOT PARCEL**

Commencing at the East Quarter Corner of Section 22, Township 2 South, Range 1 West of the Union Special Base and Meridian;  
 Thence North 00°15'43\" West 724.03 feet along the East line of the SE 1/4 of the NE 1/4 of said Section;  
 Thence South 89°50'31\" West 946.59 feet to the TRUE POINT OF BEGINNING;  
 Thence South 89°50'31\" West 748.28 feet;  
 Thence North 00°24'13\" West 372.85 feet;  
 Thence North 00°15'43\" East 247.57 feet;  
 Thence South 00°15'43\" East 372.57 feet, containing 2.11 acres

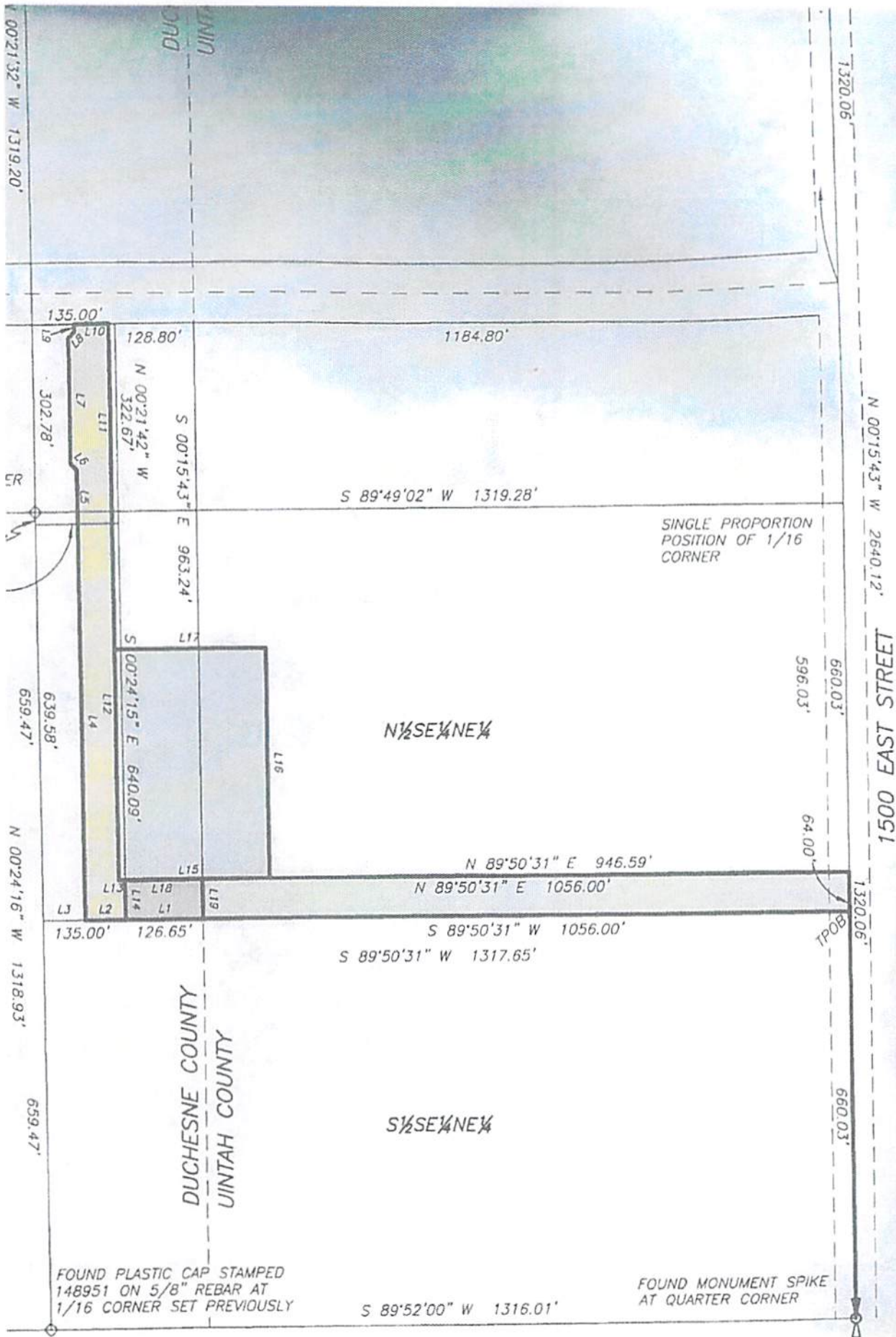
**DESCRIPTION OF SMALL R/W**

A ingress-egress roadway and utility easement being further described as follows:  
 Commencing at the East Quarter Corner of Section 22, Township 2 South, Range 1 West of the Union Special Base and Meridian;  
 Thence North 00°15'43\" West 660.03 feet along the East line of the SE 1/4 of the NE 1/4 of said Section to the Southeast Corner of the N 1/2 of said aliquot part;  
 Thence South 89°50'31\" West 1056.00 feet along the South line of said aliquot part to the TRUE POINT OF BEGINNING;  
 Thence South 89°50'31\" West 105.65 feet along said South line;  
 Thence North 00°15'43\" West 64.00 feet;  
 Thence North 89°50'31\" East 126.81 feet;  
 Thence South 00°15'43\" East 64.00 feet, containing 0.19 acres

**DESCRIPTION OF LARGE R/W**

A ingress-egress roadway and utility easement being further described as follows:  
 Commencing at the East Quarter Corner of Section 22, Township 2 South, Range 1 West of the Union Special Base and Meridian;  
 Thence North 00°15'43\" West 860.03 feet along the East line of the SE 1/4 of the NE 1/4 of said Section to the Southeast Corner of the N 1/2 of said aliquot part;  
 Thence South 89°50'31\" West 1162.65 feet along said South line to the TRUE POINT OF BEGINNING;  
 Thence South 89°50'31\" West 66.07 feet;  
 Thence North 00°15'43\" West 639.84 feet;  
 Thence North 45°00'00\" West 86.65 feet;  
 Thence North 45°00'00\" West 14.23 feet;  
 Thence North 00°21'42\" West 203.95 feet;  
 Thence North 45°00'00\" East 14.05 feet;  
 Thence North 00°21'42\" West 12.08 feet to the South line of Lagoon Street;  
 Thence North 00°15'43\" East 56.05 feet along said South line;  
 Thence South 00°21'42\" East 372.67 feet;  
 Thence North 00°24'15\" East 576.05 feet;  
 Thence North 89°50'31\" East 10.07 feet;  
 Thence South 00°24'15\" East 64.00 feet, containing 1.30 acres

FDUN  
14891  
1/16



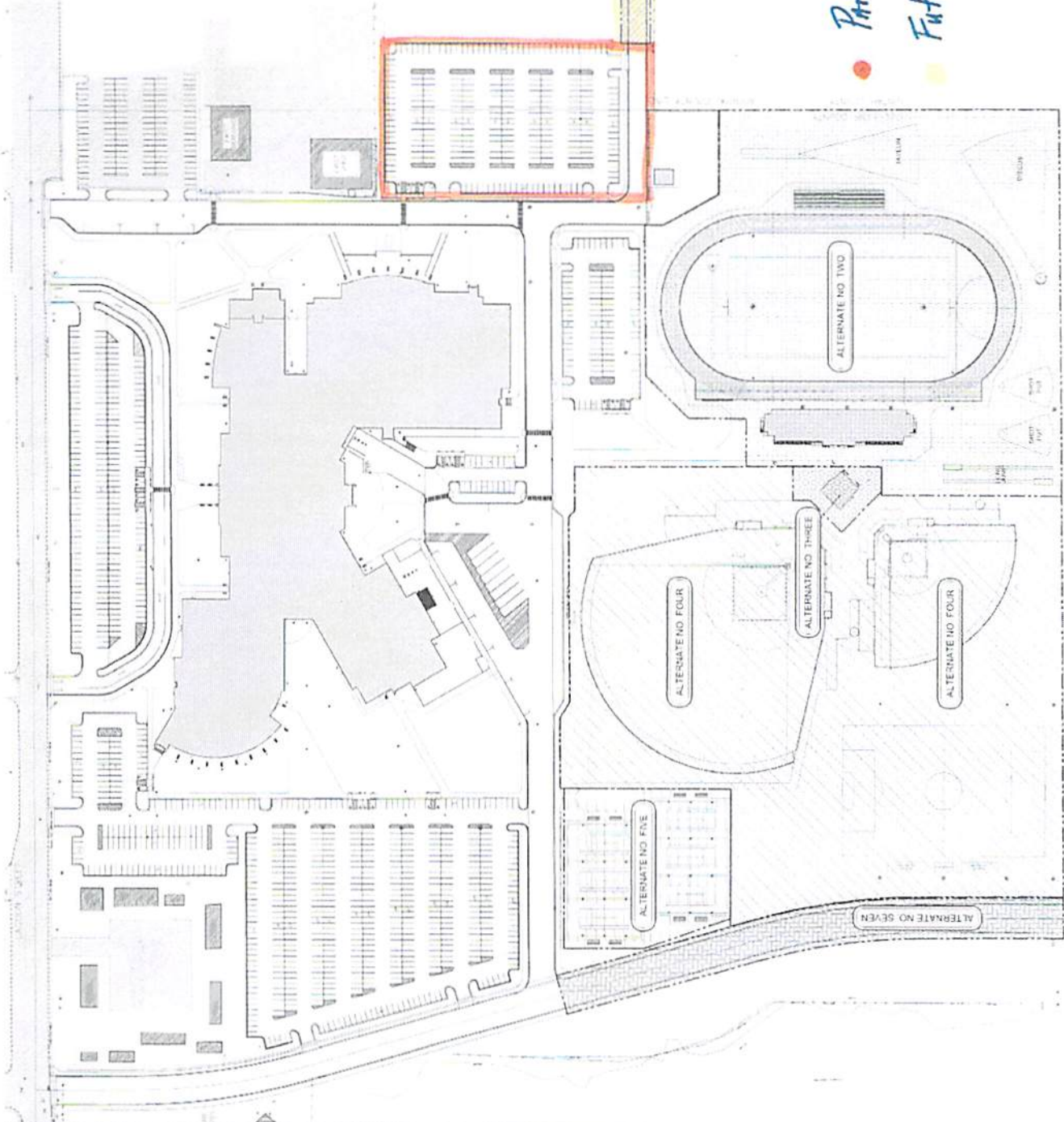
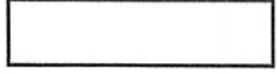
**SURVEYOR'S**  
 This is to certify that the notes and elevations made by me, of land shown hereon, were found or set and represents said

FOUND PLASTIC CAP STAMPED  
 148951 ON 5/8" REBAR AT  
 1/16 CORNER SET PREVIOUSLY

FOUND MONUMENT SPIKE  
 AT QUARTER CORNER

S 89°52'00" W 1316.01'

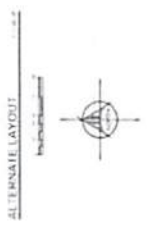




*Parking Lot*  
*Future Proposed Road*

**ALTERNATES**  
This drawing shows the proposed site plan for the Union High School. The site plan includes the building footprint, parking lots, and various site alternatives. The site alternatives are labeled as ALTERNATE NO. TWO, ALTERNATE NO. THREE, ALTERNATE NO. FOUR, ALTERNATE NO. FIVE, ALTERNATE NO. SIX, and ALTERNATE NO. SEVEN. The site plan also shows the location of the future proposed road and the parking lot. The site plan is shown in plan view and is not to scale. The site plan is shown in plan view and is not to scale. The site plan is shown in plan view and is not to scale.

**PERIMETER FENCE**  
10' HIGH ALUMINUM POST AND RAIL FENCE







GENERAL OVERVIEW  
Scale: 1/8" = 1'-0"



PROJECT TITLE  
DUCESNE COUNTY SCHOOL DISTRICT  
**UNION HIGH SCHOOL**  
850 EAST LAGOON ST. ROOSEVELT, UTAH

REVISIONS

NO.	DATE	DESCRIPTION



**KMA ARCHITECTS**  
KEVIN MADSON & ASSOCIATES  
ARCHITECTURE & PLANNING  
545 EAST 1000 NORTH, SUITE 200  
TOWN OF CANYON, UTAH 84088  
PHONE: 435.737.9392  
WWW.KMAARCHITECTS.COM

