

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

3184728
BK 7340 PG 784

E 3184728 B 7340 P 784-787
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/5/2019 11:50:00 AM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

Easement

Davis County

Tax ID No. 11-037-0017

11-037-0039

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:421:E

115068-5CP

G. Lincoln Talbot and Joleen C. Talbot, husband and wife, as joint tenants, Grantors, of Kaysville, County of Davis, 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 considerations, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property situate in the SW1/4 NW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the purpose of for the purpose of a driveway reconstruct, blending of slopes, and appurtenant parts thereof to facilitate the construction of US-89, known as Project No. S-0089(406)398. 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 (3) 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. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly right of way line of a frontage road of said Project, which point is which point is 971.02 feet S.00°11'30"W. along the Section line and 338.34 feet S.89°48'30"E. and northerly 144.38 feet along a curve to the right with a radius of 22833.31 feet, chord bears N.03°05'34"W. 144.38 feet and 55.86 feet N.82°40'00"E. from the West Quarter corner of said Section 25; and running thence N.82°40'00"E. 10.07 feet along said northerly boundary line to a point 156.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1188+75.66; thence S.00°33'09"E. 13.76 feet, parallel with said right of way control line, to a point of

curvature of a curve to the left with a radius of 4950.00 feet; thence southerly along said curve with an arc length of 92.36 feet, chord bears S.01°05'13"E. 92.36 feet; thence S.63°21'21"E. 49.76 feet; thence S.25°31'09"W. 30.01 feet; thence N.63°39'10"W. 16.94 feet to a point of curvature of a non-tangent curve to the left with a radius of 4935.00 feet; thence southerly along said curve with an arc length of 319.83 feet, chord bears S.03°58'10"E. 319.77 feet to a point of curvature of a reverse curve to the right with a radius of 5295.00 feet; thence southerly along said curve with an arc length of 23.76 feet, chord bears S.05°41'51"E. 23.76 feet to the southerly boundary line of said entire tract at a point 191.76 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1183+81.21; thence S.51°31'00"W. 29.81 feet along said southerly boundary line to said easterly right of way line of a frontage road of said Project at a point of curvature of a non-tangent curve to the left with a radius of 5270.00 feet; thence along said easterly frontage road right of way line the following three (3) courses and distances: (1) northerly along said curve with an arc length of 39.85 feet, chord bears N.05°36'34"W. 39.85 feet to a point of curvature of a reverse curve to the right with a radius of 4960.00 feet; (2) thence northerly along said curve with an arc length of 456.54 feet, chord bears N.03°11'21"W. 456.38 feet; (3) thence N.00°33'09"W. 12.57 feet 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 11,614 square feet in area or 0.267 acre.

WITNESS, the hand of said Grantor, this 4TH day of SEPTEMBER, A.D. 2019.

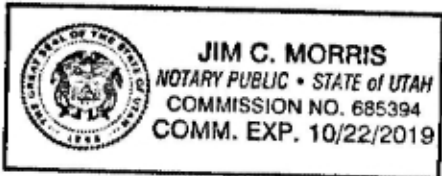
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

G. Lincoln Talbot
G. Lincoln Talbot

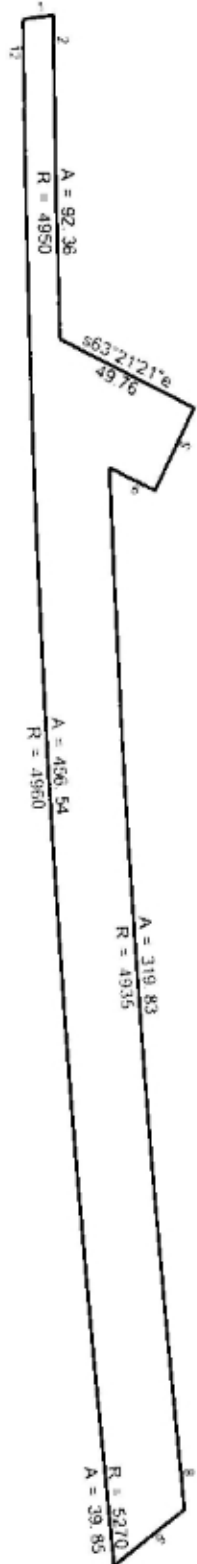
Joleen C. Talbot
Joleen C. Talbot

On the date first above written personally appeared before me, G. Lincoln Talbot and Joleen C. Talbot, husband and wife, as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Jim C. Morris
Notary Public



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13821_S-0089(406)398_12P_421_E_DeedPlot

5/10/2019

Scale: 1 inch= 61 feet

File: 13821_S-0089(406)398_12P_421_E_DeedPlot.ndp

Tract 1: 0.2666 Acres (11614 Sq. Feet). Closure: s49.4006e 0.01 ft. (1/124495). Perimeter=1095 ft.

01 n82.4000e 10.07

02 s00.3309e 13.76

03 Lt, r=4950.00, arc=92.36, chord=s01.0513e 92.36

04 s63.2121e 49.76

05 s25.3109w 30.01

06 n63.3910w 16.94

07 Lt, r=4935.00, arc=319.83, chord=s03.5810e 319.77

08 Rt, r=5295.00, arc=23.76, chord=s05.4151e 23.76

09 s51.3100w 29.81

10 Lt, r=5270.00, arc=39.85, chord=n05.3634w 39.85

11 Rt, r=4960.00, arc=456.54, chord=n03.1121w 456.38

12 n00.3309w 12.57