

WHEN RECORDED, MAIL TO:
Clinton City Corporation
2267 North 1500 West
Clinton, Utah 84015

3324672
BK 7653 PG 3382

4/0

E 3324672 B 7653 P 3382-3385
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/09/2020 04:04 PM
FEE \$0.00 Pas: 4
DEP RTT REC'D FOR CLINTON CITY COR
PORATION

Easement
(LIMITED-PARTNERSHIP)
Davis County

RETURNED
DEC 09 2020

Tax ID No. 14-003-0114
14-003-0115
Pin No. 14849
Project No. F-LC11(73)
Parcel No. LC11:115:EC

Teton Investment Holding, L.P., a Utah limited partnership, of Clearfield, Davis County, State of Utah, Grantor, hereby GRANTS AND CONVEYS to the CLINTON CITY CORPORATION, Grantee, at 2267 North 1500 West, Clinton, Utah 84015, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon an undivided 50% interest in part of an entire tract of property, situate in the SW1/4 SW1/4 of Section 27, T.5N., R.2W., S.L.B.&M., to facilitate the construction of improvements incident to the reconstruction of 2000 West & 1300 North intersection, known as project number F-LC11(73). 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 westerly boundary line of said entire tract, which point is at the intersection of the easterly right of way line of 2000 West and the northerly project right of way line of 1300 North, which point is also 46.70 feet N.45°07'30"E. and 33.19 feet S.89°54'43"E. and 9.00 feet N.00°09'39"E. from the Southwest Corner of said Section 27, which point is also 42.00 feet perpendicularly distant northerly from the control line of said project, at Engineer Station 19+66.24; thence along said boundary and easterly right of way line N.00°09'39"E. 10.00 feet; thence S.89°54'43"E. 170.21 feet; thence S.84°33'22"E. 96.42 feet; thence S.89°54'43"E. 120.63 feet, more or less, to the easterly boundary line of said entire tract; thence along said boundary line South 10.00 feet to the southeast corner of said entire tract and the northerly right of way line of

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said 1300 North; thence along the southerly boundary line of said entire tract and said right of way line N.89°54'43"W. 121.12 feet to the southerly project right of way line of said 1300 North; thence along said project right of way line the following two (2) courses: (1) N.84°33'22"W. 96.41 feet; (2) N.89°54'43"W. 169.76 feet, more or less, to the point of beginning. The above described easement contains 3,873 square feet or 0.089 acre in area, more or less.

(Note: Rotate above bearings 00°20'39" *clockwise* to equal project bearings.)

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WITNESS, the hand of said Grantor has been set
this 3 day of August, A.D. 2020.

Signed in the presence of:

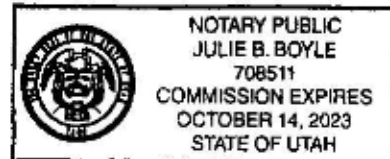
Julie B. Boyle
STATE OF _____)
COUNTY OF Davis) §

Teton Investment Holding, L.P.
a Utah limited partnership
By *Gary M. Wright*
Manager

On the date first above written personally appeared before me,
Gary M. Wright, who, being by me duly sworn, acknowledged to me
that he is a partner of the firm of Teton Investment Holding, L.P., a Utah limited
partnership, of Clearfield, Davis County, State of Utah, and that the within and foregoing
instrument was signed in behalf of said Limited Partnership by authority of all partners,
and said Grantor acknowledged to me that said Limited Partnership executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Julie B. Boyle
Notary Public



3324672
BK 7653 PG 3385



Parcel 115:EC

5/3/2019

Scale: 1 inch= 50 feet

File: 14849_F-LC11(73)_01F_115_EC_DeedPlot.ndp

Tract 1: 0.0889 Acres (3873 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/364136), Perimeter=795 ft.

01 n00.0839e 10.00
02 s89.5443e 170.21
03 s84.3322e 96.42
04 s89.5443e 120.83
05 s0w 10
06 n89.5443w 121.12
07 n84.3322w 96.41

08 n89.5443w 168.76