

E 2823818 B 6103 P 374-376
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/16/2014 12:00 PM
FEE \$0.00 Pgs: 3
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WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:
Bountiful City
198 South 200 West
Bountiful, Utah 84010

The City of Bountiful, Utah Utility Easement

Address: 435 SOUTH 500 West
Location: NE ¼ OF SEC. 25, T2N-R1W SLB&M

Tax ID No.: 03-025-0093 ^{pet}
PIN No.: 10944
Project No.: F-115-7(301)313
Parcel No.: 115-7:130B:UE

WINEGAR BROTHERS, a Utah general partnership, Grantor, of Bountiful, Davis County, Utah hereby grants and conveys to the City of Bountiful, Grantee, its successor and assigns, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual utility easement. This includes the right to install, maintain, operate, repair, remove, replace or relocate underground power, electrical boxes and appurtenant parts thereof, with the right of access to the utility easement for public utility employees, contractors and agents, with necessary equipment. For below ground utility lines, this deed includes the right to keep the facilities clear of foliage.

It is understood that under Section 54-3-27(2)(b) of the Utah Code, that a public utility using the easement shall restore or repair, at the expense of the public utility, any fence, grass, soil, shrubbery, bushes, flowers or other low level vegetation, sprinkler system, irrigation system, gravel, flat concrete, or asphalt damaged or displaced from the exercise of the easement rights. However, this does not include structures or other above ground facilities in the easement area. The Grantor retains the right to use the property in any manner not inconsistent with the easement rights granted herein.

The perpetual utility easement conveyed by this deed is attached as Exhibit A to this deed.

EXHIBIT "A"

**UTILITY EASEMENT
ADDRESS: 435 SOUTH 500 WEST
Bountiful, Utah
Parcel: 03-025-0093**

a perpetual utility easement, upon part of an entire tract of property situate, in the NE1/4NE1/4 of Section 25, T. 2 N., R. 1 W., S. L. B. & M., in Davis County, Utah, for the purpose of constructing and maintaining thereon underground power, electrical boxes and appurtenant parts thereof. Incident to the construction and widening of 500 West Street. The boundaries of said part of an entire tract of land are described as follows:

Beginning at southwest corner of said entire tract in the existing easterly right of way line of said 500 West Street which corner is 260.00 ft. South along the section line and 118.00 ft. East and 210.07 ft. (215.67 ft. by record) West and 103.75 ft. South from the Northeast Corner of said Section 25, said corner is also 40.00 ft. perpendicularly distant easterly from the 500 West Street Control Line opposite approximate engineer station 11+75.35; and running thence North 19.15 ft. along said existing easterly right of way line and the westerly boundary line of said entire tract; thence East 22.00 ft.; thence South 19.14 ft. along a line parallel with said control line to the southerly boundary line of said entire tract; thence S. 89°57'20" W. (West by record) 22.00 ft. along said southerly boundary line to the point of beginning. The above described part of an entire tract of land contains 421 square ft. in area or 0.010 acre, more or less.

(Note: Rotate all bearings in the above description 00°08'28" clockwise to obtain highway bearings.)