

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

RETURNED  
JAN 27 2017

E 2998114-B 6691 P 83-85  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/27/2017 09:38 AM  
FEE \$0.00 Post 3  
DEP RTT REC'D FOR FOUNDERS TITLE C  
0 - LAYTON

## Easement

(CORPORATION)  
Davis County

Tax ID No. 12-048-0138  
PIN No. 11477  
Project No. S-0108(33)4  
Parcel No. 0108:161:E

Benchmark Properties, LLC, a corporation of the State of Utah,  
Grantor, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF  
TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84114, Grantee, 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 perpetual easement, upon part of an entire tract of property, situate in the NE1/4  
NE1/4 of Section 9, Township 4 North, Range 2 West, Salt Lake Base and Meridian, in  
Davis County, Utah, for the purpose of constructing (reconstructing) and maintaining  
thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof  
including, but not limited to fiber optics, lighting facilities, communication cables, storm  
drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway  
appurtenances including but not limited to slopes and traffic signs necessary for the  
widening of the existing highway SR-108 (2000 West Street) and appurtenant parts thereof,  
known as Project No. S-0108(33)4. The Easement includes the right to enter upon, use,  
maintain, and enforce said Easement by UDOT, utility owners, successors, heirs and  
assigns. The Easement shall run with the Real Property and shall be binding upon the  
Grantor and the Grantor's successors, heirs and assigns, and includes and conveys all  
rights of grantor to change the vertical distance or grade of said cut and/or fill slopes, and  
erect structures. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the westerly highway right of way line of SR-108 of  
said project and the southerly boundary line of said entire tract, which point is 890.62 feet  
S.00°09'42"W. along the section line and 55.00 feet WEST from the northeast corner of  
said Section 9; and running WEST 6.00 feet along said southerly boundary line to the point

of curvature of a non-tangent curve to the right with a radius of 7281.00 feet at a point 61.00 feet radially distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 147+43.73; thence northerly along said curve with an arc length of 76.91 feet, chord bears N.00°28'27"E. 76.91 feet concentric with said right of way control line to the point of curvature of a non-tangent curve to the right with a radius of 7284.41 feet at a point 61.00 feet radially distant westerly from said right of way control line, opposite approximate Engineers Station 148+20.00; thence northerly along said curve with an arc length of 137.84 feet, chord bears N.00°00'25"E. 137.84 feet to point 64.16 feet radially distant westerly from said right of way control line, opposite approximate Engineers Station 149+56.62; thence N.10°02'51"E. 39.09 feet to said westerly highway right of way line at a point 58.69 feet radially distant westerly from said right of way control line, opposite approximate Engineers Station 149+95.00; thence along said westerly highway right of way line the following four (4) courses and distances: (1) S.00°01'09"W. 19.17 feet to the point of curvature of a non-tangent curve to the left with a radius of 7278.00 feet; (2) thence southerly along said curve with an arc length of 26.21 feet, chord bears S.01°54'42"W. 26.21 feet to the point of curvature of a non-tangent curve to the left with a radius of 7278.41 feet; (3) thence southerly along said curve with an arc length of 131.05 feet, chord bears S.00°01'09"E. 131.04 feet to the point of curvature of a non-tangent curve to the left with a radius of 7275.00 feet; (4) thence southerly along said curve with an arc length of 76.83 feet, chord bears S.00°28'27"W. 76.83 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 1414 square feet in area or 0.033 acre.

(Note: Rotate above bearings 0°20'35" clockwise to equal Highway bearings).

After said SR-108 (2000 West Street) facility is constructed at the expense of the Utah Department of Transportation, said Utah Department of Transportation is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said SR-108 (2000 West Street) facility and appurtenant parts thereof.

IN WITNESS WHEREOF, said Benchmark Properties, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 26 day of January, A.D. 20 2011.

STATE OF *Utah* )  
COUNTY OF *Davis* ) ss.  
)

Benchmark Properties, LLC

By Susan Nelson

On the date first above written personally appeared before me,  
Susan Nelson, who, being by me duly sworn,  
says that he is the Manager of  
Benchmark Properties, LLC, a corporation, and that the within and  
foregoing instrument was signed in behalf of said corporation by authority of  
its operating agreement, and said Susan Nelson  
acknowledged to me that said corporation executed the same.

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

Elis Chaves  
Notary Public

