

WHEN RECORDED, MAIL TO:  
Utah Transit Authority  
Real Estate Department  
669 West 200 South  
Salt Lake City, Utah 84101

E 3135351 B 7166 P 147-148  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/26/2018 09:00 AM  
FEE \$0.00 Pgs: 2  
DEP RT. REC'D FOR UTAH TRANSIT AUTH  
ORITY

**RETURNED**  
**DEC 26 2018**

**EASEMENT  
(CORPORATION)**

Tax ID No. 14-352-0008  
Parcel No. 20<sup>th</sup> - 1646 stop ID 627022  
Project Name: 20th WEST BUS PASSENGER AMENITIES

CHICK-FIL-A, INC., a Georgia corporation, with a corporate address of 5200 Buffington Road, Atlanta, Georgia 30349-2998, Grantor, hereby GRANTS AND CONVEYS to UTAH TRANSIT AUTHORITY, also known as Transit District of Utah, a large public transit district organized pursuant to Utah law, with the address 669 West 200 South, Salt Lake City, Utah 84101, Grantee, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, a perpetual nonexclusive easement upon, along and across a portion of Grantor's property, more fully described below (the "Easement"). The Easement is granted for the following purposes: (a) construction, maintenance, reconstruction, operation, relocation, removal, and/or upgrade of bus passenger amenities, including but not limited to, concrete or pavement, shelter, bike rack, bench, and other necessary or desirable improvements, equipment, accessories and appurtenances, and (b) to permit pedestrian access for the use of the public, together with the right of ingress to and egress from and to the bus passenger amenities and/or sidewalk adjacent to or near the easement; provided, however, advertising is prohibited. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns. The easement property is described as follows:

**Legal Description**

*A portion of land for the "20th WEST BUS PASSENGER AMENITIES PHASE 1", a Utah Transit Authority project, being a portion of the Grantor's Property defined in that certain Special Warranty Deed, recorded April 25, 2011, as Entry No. 2595775, in Book 5259, Page 510, on file at the Davis County, Utah Recorder's Office, situate in the Southwest Quarter (SW 1/4) of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and described as follows:*

*Commencing at the Davis County Surveyor established location as per found brass cap Witness Corner monuments, of the West Quarter (W 1/4) Corner of said Section 27, said point being North 89°40'05" West 2846.54 feet from a found brass cap monument at the Center of said Section 27; thence South 00°30'21" West 824.62 feet along the west line of the Southwest Quarter (SW 1/4) of said Section 27; thence departing said west line South 89°29'39" East 55.00 feet to a point on the east right-of-way line of 2000 West Street, said point also being the Point of Beginning;*

*Thence along said east right-of-way line North 00°30'21" East 32.00 feet; thence departing said east right-of-way line South 89°31'58" East 7.41 feet; thence South 00°28'02" West 32.00 feet; thence North 89°31'58" West 7.43 feet to the Point of Beginning.*

Continued on Page 2

The above-described portion contains 238 square feet or 0.005 acres.

**BASIS OF BEARING**

North 89°40'05" West, being the bearing of the North line of the Southwest Quarter, between the Davis County Surveyor's established location of the West Quarter (W 1/4) and the Center of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian

End of description.

To the extent permitted by law and without waiving its sovereign immunity, Grantee will indemnify and hold Grantor harmless from and against damages arising out of personal injuries and/or property damages suffered attributable to the placement and/or use of the Bus Stop in the Easement, except to the extent that any such personal injuries or property damages arise out of or in connection with any act or omission, negligent or otherwise of the Grantor or its employees, agents or representatives.

IN WITNESS WHEREOF, said Tami B. Denney has caused this instrument to be executed by its proper officers thereunto duly authorized, this 28<sup>th</sup> day of November, A.D. 2018.

STATE OF Georgia )  
 ) ss.  
COUNTY OF Fulton )

CHICK-FIL-A, INC.,  
a Georgia Corporation

By Kelly D. Ludwick  
Kelly D. Ludwick Officer  
Vice President, Labor & Employment

On the date first above written Kelly D. Ludwick personally appeared before me, who, being by me duly sworn, says that he/she is a officer of CHICK-FIL-A, INC., a Georgia Corporation, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Kelly D. Ludwick acknowledged to me that said company executed the same.

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

Tami B. Denney  
Notary Public

