

3184723
BK 7340 PG 761

E 3184723 B 7340 P 761-764
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/5/2019 11:47:00 AM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

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

Easement

(TRUSTEE)
Davis County

Tax ID No. 11-037-0029
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:431:E
114926-JCP

Steven S. Talbot and Elaine B. Talbot, Trustees of the Talbot Revocable Living Trust, dated February 19, 2008, Grantor, 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 NW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, 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 southerly boundary line of said entire tract and the easterly right of way line of a frontage road of said Project, which point is 223.91 feet (Record 161.60 feet) S.89°46'00"E. along the Section line and 2950.77 feet (Record 2959.70 feet) S.00°26'00"E. and 117.40 feet N.82°40'00"E. from the Northwest corner of said Section 25; and running thence N.00°26'48"W. 110.00 feet along said easterly right of way line, parallel with the US-89 right of way control line of said Project, to the northerly boundary line of said entire tract; 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 1195+17.85; thence S.00°26'48"E. 104.60 feet, parallel with said right of way control line; thence N.83°00'21"E. 13.01 feet; thence S.07°00'17"E. 5.28 feet to the southerly boundary line of said entire tract at a point 169.53 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1194+09.49; thence S.82°40'00"W. 23.70 feet along said southerly boundary line 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 1,171 square feet in area or 0.027 acre.

(Note: Rotate above bearings 00°14'18" clockwise to equal Highway bearings)

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

The Talbot Revocable Living Trust,
dated February 19, 2008

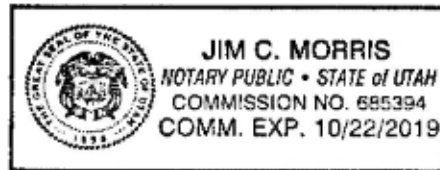
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Steven S. Talbot TRUSTEE
Steven S. Talbot, Trustee

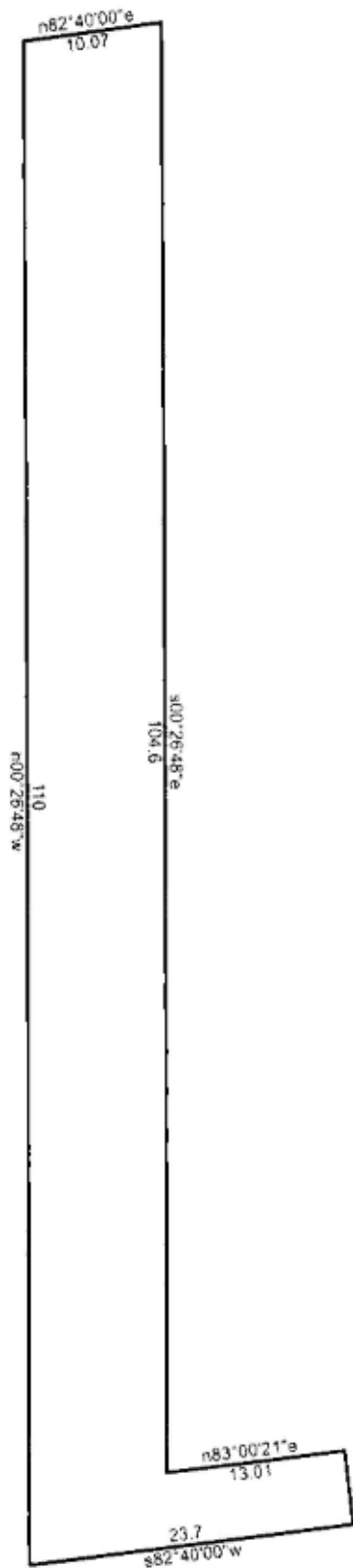
Elaine B. Talbot trustee
Elaine B. Talbot, Trustee

On the date first above written personally appeared before me,
Steven S. Talbot and Elaine B. Talbot, Trustees of the Talbot Revocable Living Trust, dated February 19, 2008, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.

Jim C. Morris
Notary Public



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13821_S-0089(406)398_13P_431_E_DeedPlot

5/20/2019

Scale: 1 inch= 13 feet

File: 13821_S-0089(406)398_13P_431_E_DeedPlot.ndp

Tract 1: 0.0269 Acres (1171 Sq. Feet), Closure: s43.3620e 0.01 ft. (1/52246), Perimeter=267 ft.

01 n00.2648w 110
02 n82.4000e 10.07
03 s00.2648e 104.6
04 n83.0021e 13.01
05 s07.0017e 5.28
06 s82.4000w 23.7