

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

114435-JCP

Easement

(CORPORATION)

Davis County

Tax ID No. 11-034-0138

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:489:E

Association of Unit Owners of Tanglewood PUD *, a corporation of the State of Utah, Grantor, 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 perpetual easement, upon part of an entire tract of property situate in Parcel A of Tanglewood, a Planned Residential Development, according to the official plat thereof, recorded October 26, 1979, as Entry No. 548721 in Book 798 at Page 630 in the office of the Davis County Recorder, situate in the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, 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, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes necessary for the widening of the existing highway US-89, known as Project No. S-0089(406)398. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantee. This easement shall run with the real property and shall be binding upon the Grantor, 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. The boundaries of said part of an entire tract are described as follows:

*Which entity is also known as Tanglewood Owners Association,
a Utah non-profit corporation

Beginning at a point in the southerly boundary line of said Parcel A, which point is 52.78 feet N.89°30'00"E. and easterly 79.32 feet along a curve to the right with a radius of 566.54 feet, chord bears S.86°29'21"E. 79.25 feet from the southwest corner of said Parcel A; and running thence N.00°31'33"W. 55.06 feet to a point 260.80 feet radially distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1231+19.60; thence N.89°28'27"E. 20.00 feet to a point 280.69 feet radially distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1231+17.58; thence S.00°31'33"E. 58.25 feet to the southerly boundary line of said Parcel A at a point of curvature of a non-tangent curve to the left with a radius of 566.54 feet at a point 274.80 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1230+61.98; thence westerly along said curve with an arc length of 20.25 feet along said southerly boundary line, chord bears N.81°27'15"W. 20.25 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 1,132 square feet in area or 0.026 acre.

(Note: Rotate above bearings 00°19'03" clockwise to equal Highway bearings)

