

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

RETURNED

JAN 27 2021

E 3341427 B 7684 P 2394-2396
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/27/2021 01:01 PM
FEE \$0.00 Pgs: 3
DEP RT REC'D FOR UTAH DEPT OF TRAN
SPORTATION

Easement

(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 07-070-0145

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:243:E

EF 2013, LLC, a Limited Liability Company 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
consideration, 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
NW1/4 NW1/4 of Section 31, Township 3 North, Range 1 East, 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 to facilitate the
construction of SR-67 West Davis Highway, known as Project No. S-R199(229). 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:

Beginning at the intersection of the southerly boundary line of said entire tract and
the easterly Frontage Road right of way line of said Project, which point is 922.68 feet
S.00°15'20"W. along the Quarter Section line and 1830.74 feet N.89°44'40"W. and
387.71 feet S.12°45'42"E. and 415.03 feet West from the North Quarter corner of said
Section 31, to a point of curvature of a curve to the left with a radius of 1817.00 feet; and

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running thence northerly along said curve with an arc length of 62.89 feet, chord bears N.03°04'31"W. 62.89 feet to a northerly boundary line of said entire tract; thence S.89°48'54"E. 20.05 feet along said northerly boundary line to a point of curvature of a non-tangent curve to the right with a radius of 1837.00 feet at a point 57.36 feet radially distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 194+03.74; thence southerly along said curve with an arc length of 62.82 feet, chord bears S.03°02'27"E. 62.82 feet to the southerly boundary line of said entire tract at a point 57.65 feet radially distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 193+42.65; thence West 20.01 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 1,257 square feet in area or 0.029 acre.

(Note: Rotate above bearings 00°19'39" clockwise to equal Highway bearings)

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STATE OF Utah)
) ss.
COUNTY OF Davis)

EF 2013, LLC
By Robert Miller

On this 14th day of December, in the year 2020, before me personally appeared Robert Miller, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the manager of EF 2013, LLC and that said document was signed by him/her on behalf of said EF 2013, LLC by Authority of its manager.

Heather Marie Muir
Notary Public

