

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

Easement

Davis County

125693-JCP

Tax ID No. 09-081-0019

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:650:E

Max A. Torres and Susan R. Yoshikawa-Torres, Husband and Wife as joint tenants, Grantor, of Layton, 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 perpetual easement upon part of an entire tract of property, situate in the NW1/4 NW1/4 of Section 13, Township 4 North, Range 1 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 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:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly highway right of way and no-access line of said Project, which point is 216.00 feet S.89°56'00"E. along the Section line and 33.00 feet S.01°29'00"W and 30.45 feet S.89°56'00"E from the Northwest corner of said Section 13; and running thence S.89°56'00"E. 21.27 feet along said northerly boundary line to a point 182.68 feet radially

Continued on Page 2
INDIVIDUAL RW-09 (12-01-03)

938D8ECE-2743-4ABE-8D6D-RE3FA17BCF7E --- 2021-01-27 09:23:06 -0300 --- Reindeer Valley



Page 2

PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:650:E

distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1328+96.59; thence S.14°52'42"E. 43.61 feet; thence S.04°58'50"W. 65.31 feet to the southerly boundary line of said entire tract at a point 191.40 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1327+88.50; thence N.89°56'00"W. 41.15 feet along said southerly boundary line to said easterly highway right of way and no-access line; thence along said easterly highway right of way and no-access line the following two (2) courses and distances: (1) N.04°58'50"E. 41.25 feet; (2) thence N.09°15'17"E. 66.96 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 3,932 square feet in area or 0.090 acre.

(Note: Rotate above bearings 00°17'21" clockwise to equal Highway bearings)

Continued on Page 3
INDIVIDUAL RW-09 (12-01-03)



WITNESS, the hand of said Grantor, this 22nd day of January, A.D. 20 21.

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)


Signed on 2021/01/22 10:38:49 AM

Max A. Torres


Signed on 2021/01/22 10:38:49 AM

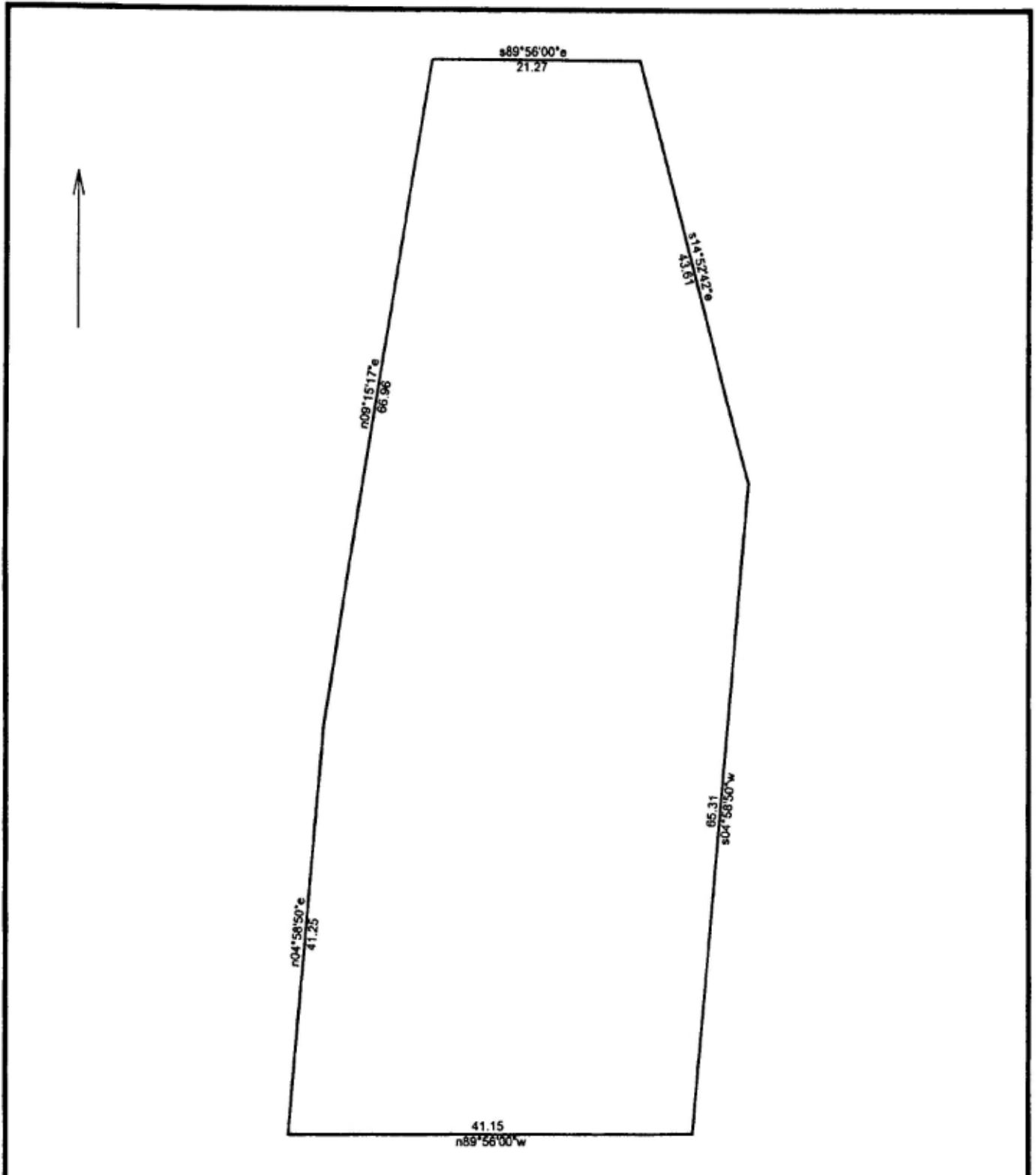
Susan R. Yoshikawa-Torres

On the date first above written personally appeared before me, Max A. Torres and Susan R. Yoshikawa-Torres, Husband and Wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same. This act was performed via remote online audio-visual communication.


Signed on 2021/01/22 10:38:49 AM

Notary Public





13821_S-0089(406)398_28P_650_E_DeedPlot

2/12/2020

Scale: 1 inch= 13 feet

File: 13821_S-0089(406)398_28P_650_E_DeedPlot.ndp

Tract 1: 0.0903 Acres (3932 Sq. Feet), Closure: n23.4109e 0.01 ft. (1/46267), Perimeter=280 ft.

- 01 s89.5600e 21.27
- 02 s14.5242e 43.61
- 03 s04.5850w 65.31
- 04 n89.5600w 41.15
- 05 n04.5850e 41.25
- 06 n09.1517e 66.96

936D8ECE-2743-4ABE-9D6D-BE3FA17BCF7E --- 2022-10-11 02:19:23 06-4800 --- Reverse Pathway

